

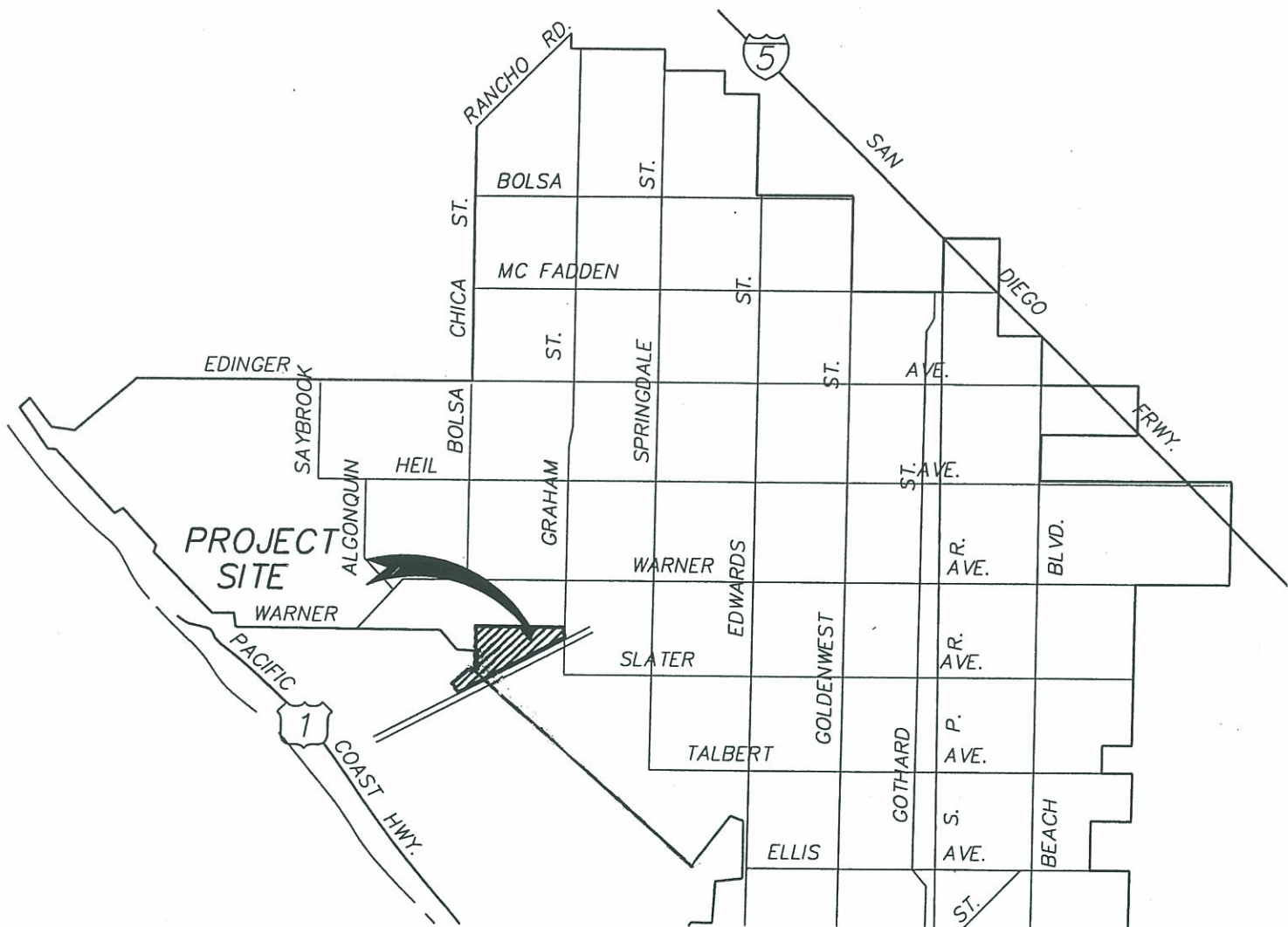
No Scale

EDAW, Inc.

Source: EDAW, Inc.

Exhibit 1

Regional Location



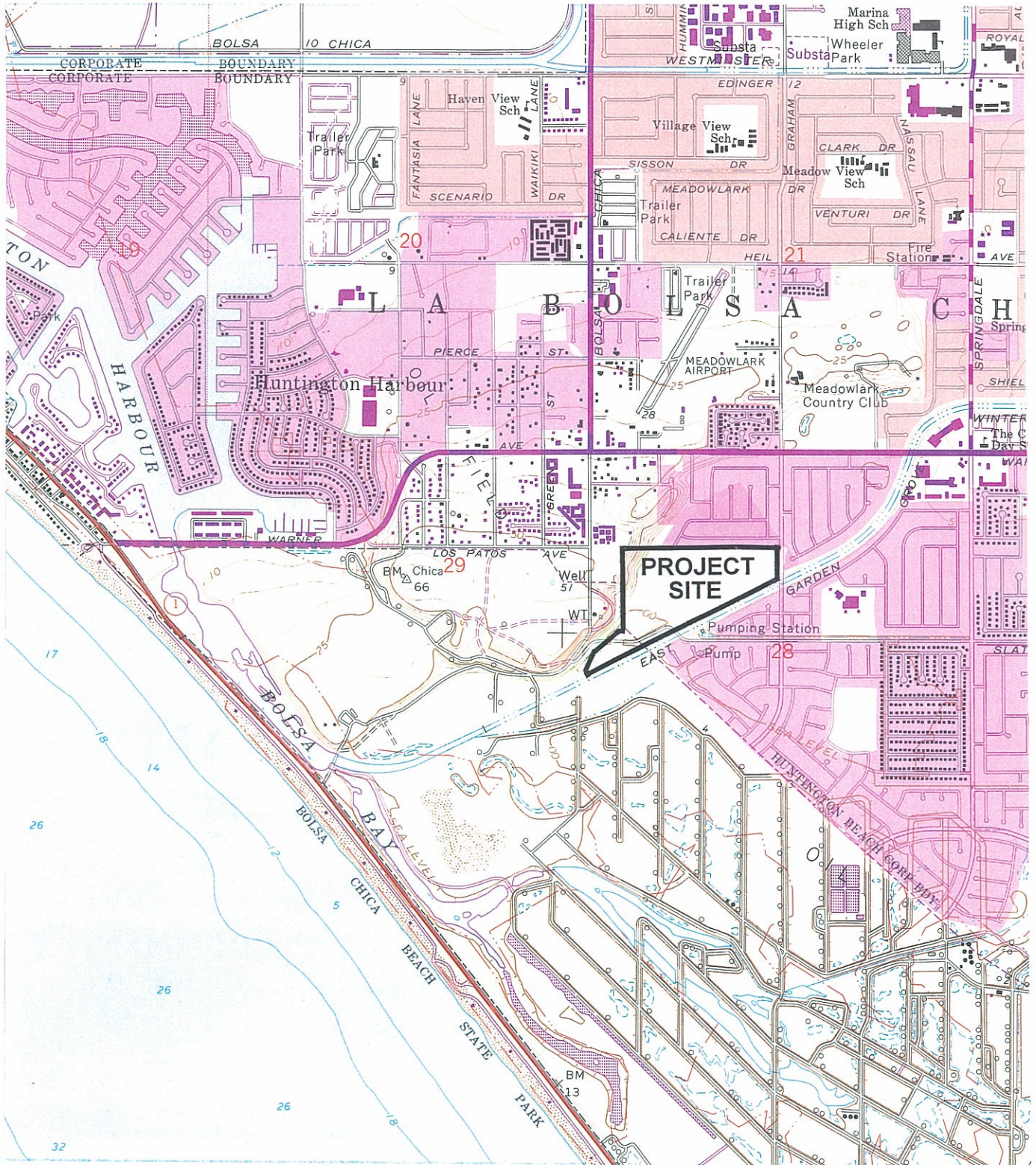
No Scale

EDAW, Inc.

Source: Hunsaker & Associates Irvine, Inc.

Exhibit 2

Local Vicinity



Scale: (approx.) 1"=2,000'

EDAW, Inc.

Source: USGS, Seal Beach Quadrangle

Exhibit 3

USGS Map

Parkside Estates EIR 97-2

City of Huntington Beach



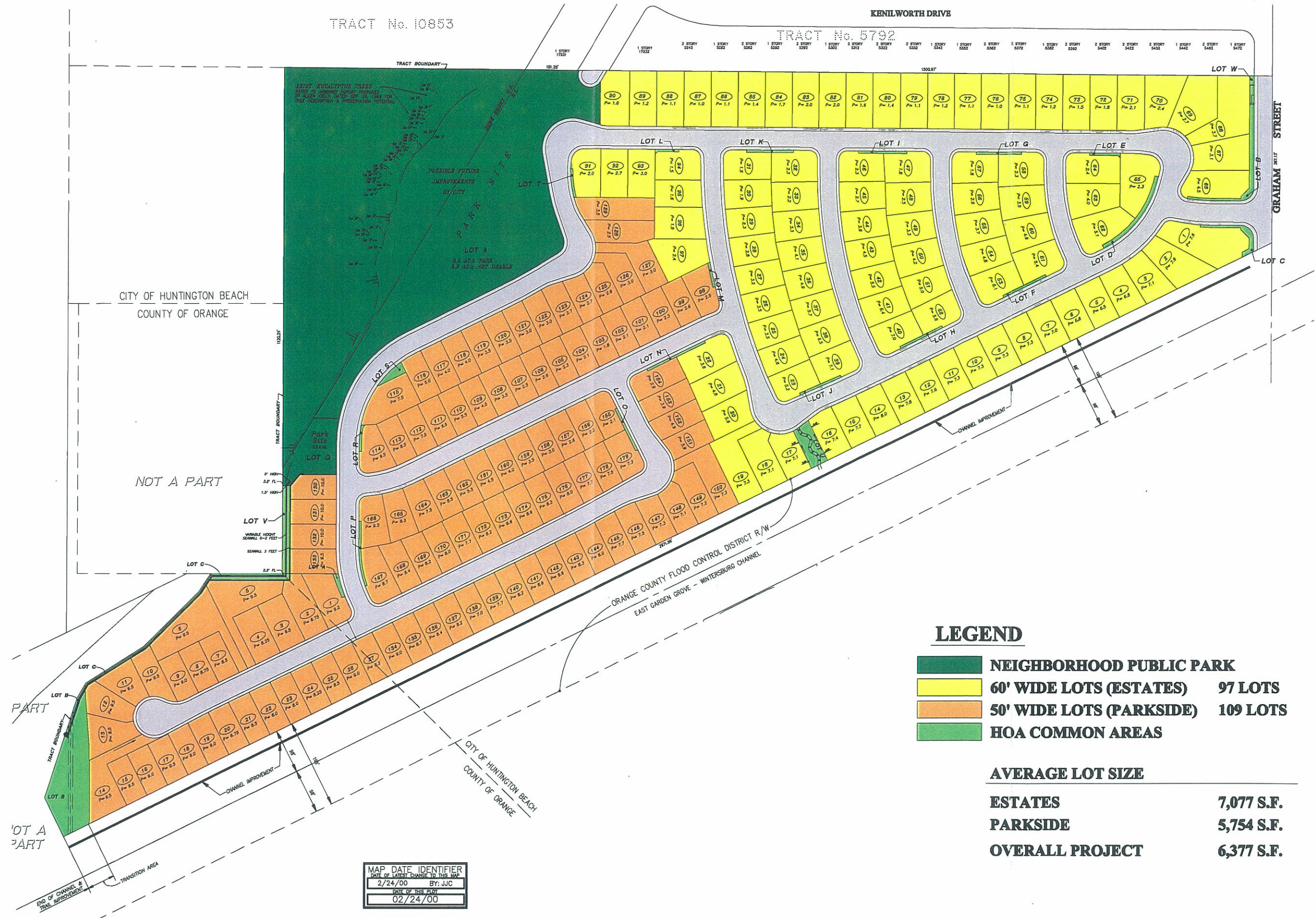
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EDAW, Inc.

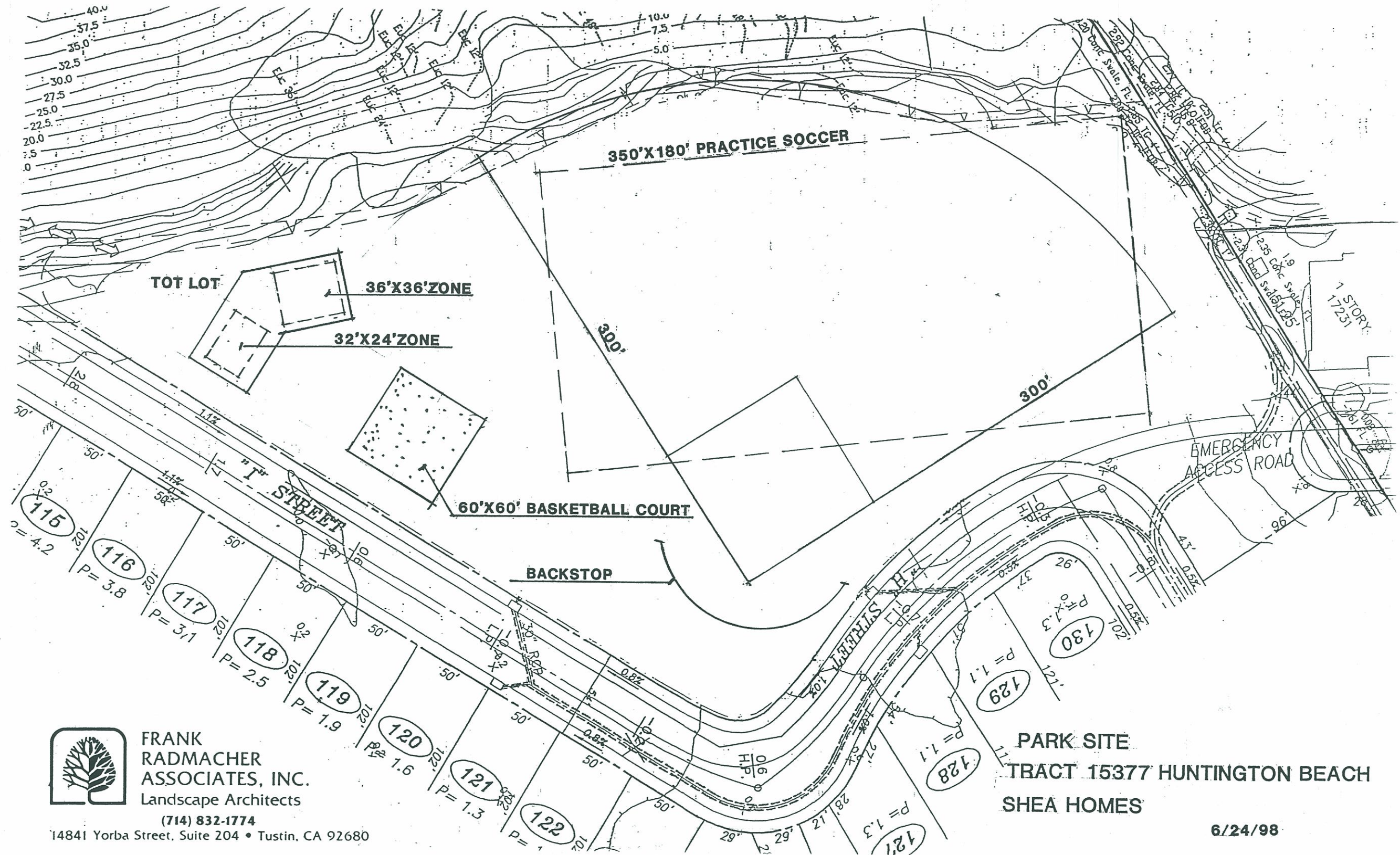
Source: EDAW, Inc.

Exhibit 4

Aerial Photo



Scale: (approx.) 1"=200'
EDAW, Inc.
Source: Hunsaker & Associates Irvine, Inc.



**FRANK
RADMACHER
ASSOCIATES, INC.**
Landscape Architects

(714) 832-1774
14841 Yorba Street, Suite 204 • Tustin, CA 92680

**PARK SITE
TRACT 15377 HUNTINGTON BEACH
SHEA HOMES**

6/24/98



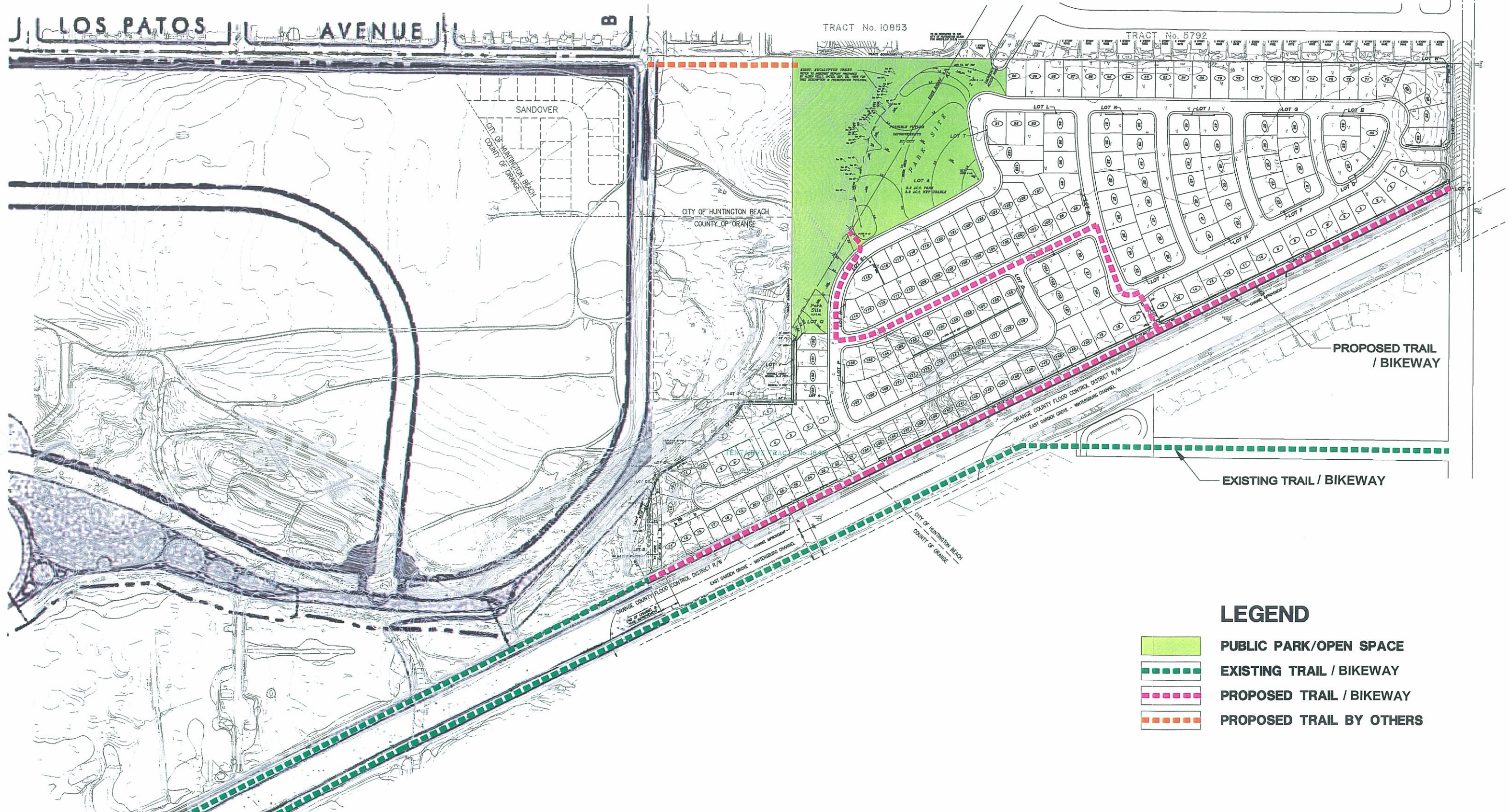
Scale: (approx.) 1"=60'

EDAW, Inc.

Source: Hunsaker & Associates Irvine, Inc.

Exhibit 5a

Conceptual Park Plan



Scale: (approx.) 1"=300'

EDAW, Inc.

Source: Hunsaker & Associates Irvine, Inc.

MAP DATE IDENTIFIER	
DATE OF LATEST CHANGE TO THIS MAP	BY: JJC
2/24/00	
DATE OF THIS PLAN	
03/18/02	

Exhibit 5b

Conceptual Trails and Bikeways Plan
(206 Lots)

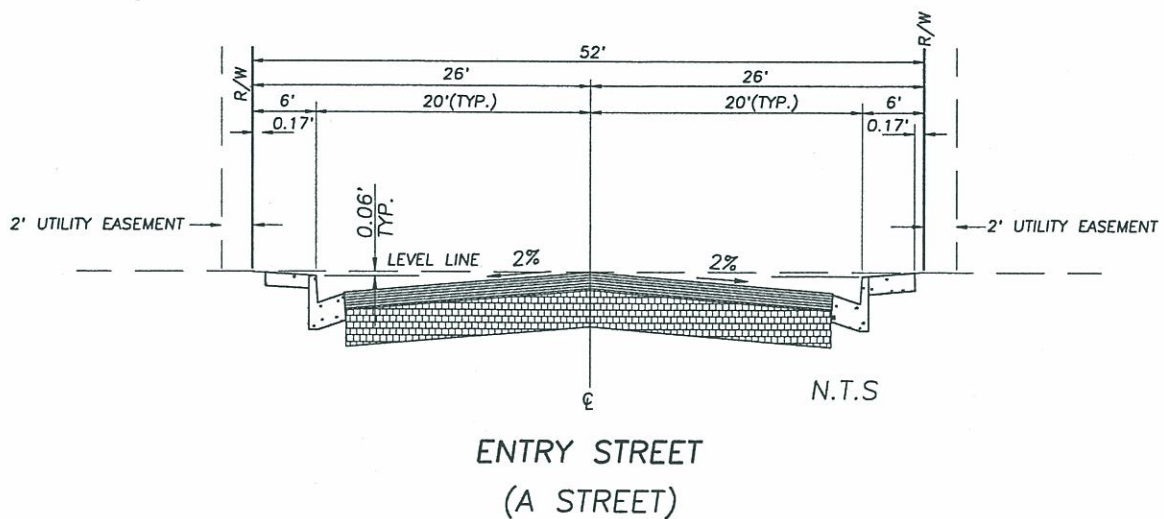
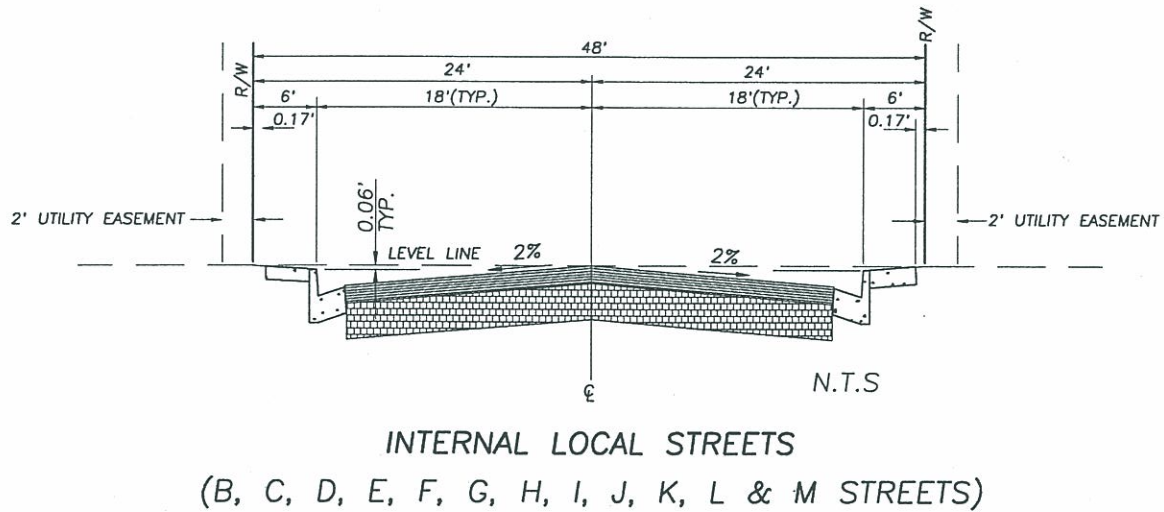
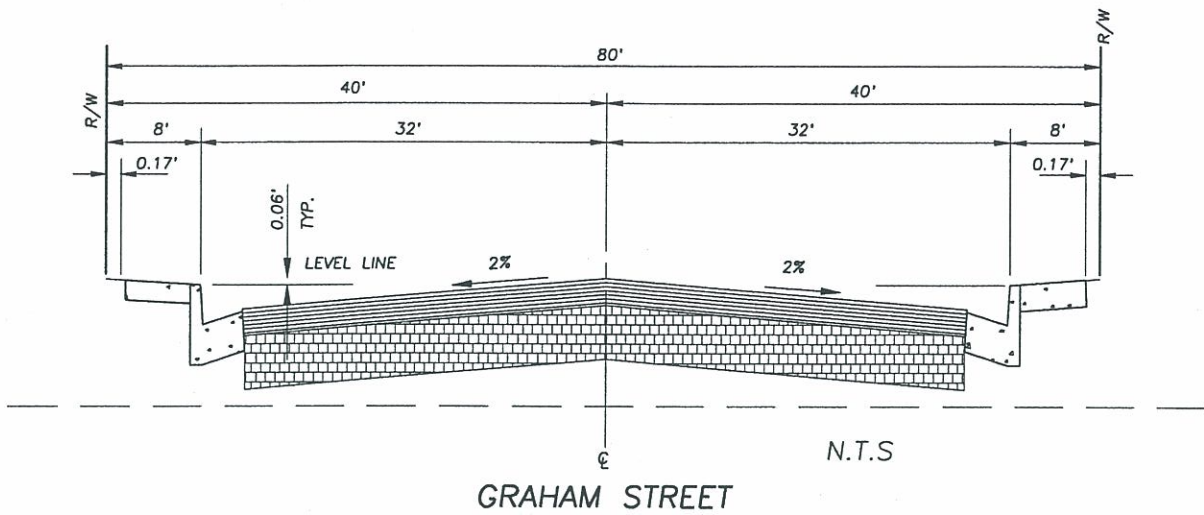
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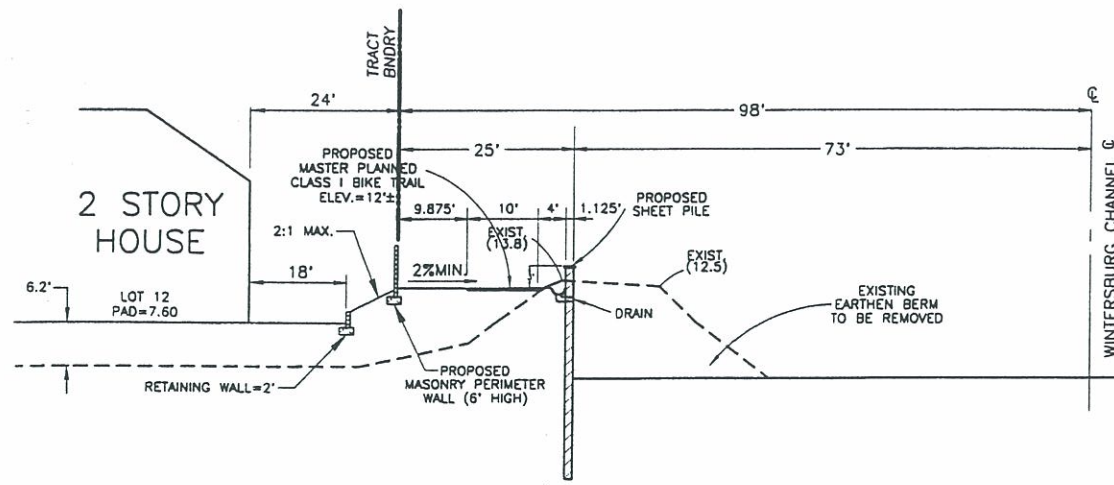
Source: EDAW, Inc.
Source: Hunsaker & Associates Irvine, Inc.

1. EXISTING LAND USE: VACANT.
2. EXISTING ZONING: R1--FP2 AND RA--CZ.
3. PROPOSED LAND USE: RESIDENTIAL LOW DENSITY AND PARK.
4. PARK REQUIREMENTS TO BE MET BY LAND DEDICATION.
5. WATER SERVICE: CITY OF HUNTINGTON BEACH WATER SYSTEM.
6. SEWER SERVICE: CITY OF HUNTINGTON BEACH PUBLIC WORKS & ORANGE COUNTY SANITATION DISTRICT.
7. GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY.
8. ELECTRIC SERVICE: SOUTHERN CALIFORNIA EDISON COMPANY.
9. TELEPHONE SERVICE: GENERAL TELEPHONE COMPANY OF CALIFORNIA.
10. CABLE TELEVISION: TIME WARNER.
11. SCHOOL DISTRICT: HUNTINGTON BEACH CITY SCHOOL DISTRICT AND HUNTINGTON BEACH UNION HIGH SCHOOL DISTRICT.
12. MULTIPLE MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE.
13. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

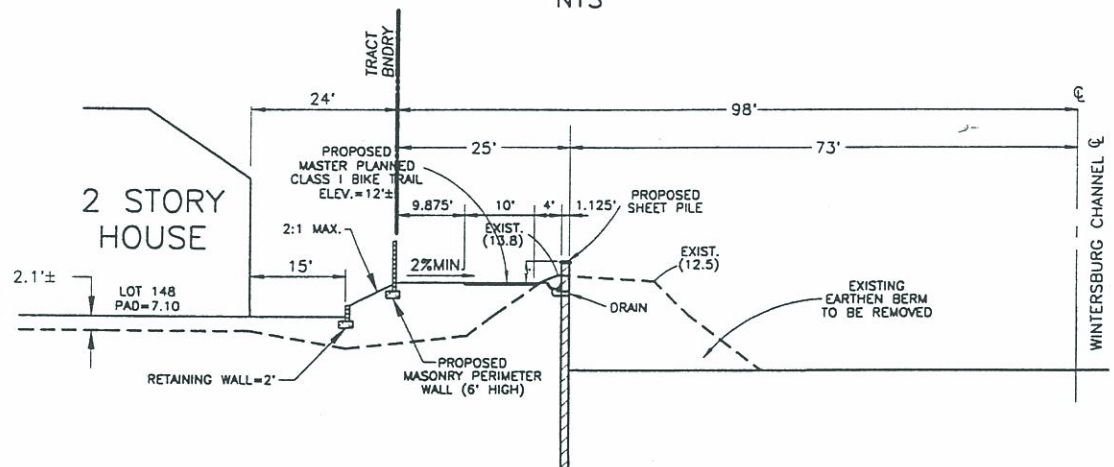
LOT No.	USE
1-97 (97 LOTS)	SINGLE FAMILY RESIDENTIAL (6,000 SQ. FT. MIN.)
98-179 (82 LOTS)	SINGLE FAMILY RESIDENTIAL (5,000 SQ. FT. MIN.)
"A" - "Q"	PARK TO BE DEDICATED TO AND MAINTAINED BY CITY. LOT "A" - 8.2 GROSS ACRES±, 3.8 NET (FLAT) ACRES± LOT "Q" - 0.2 GROSS ACRES±
"B" - "P", "R" - "T", "W"	LANDSCAPE LOTS, MAINTAINED BY HOA.
"U"	PEDESTRIAN ACCESS CONNECTING TO CHANNEL TRAIL AND DRAINAGE
"V"	DRAINAGE

ALL OF PARCEL 8 & 9 AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY CORPORATION QUITCLAIM DEED RECORDED FEBRUARY 22, 1974 IN BOOK 11080, PAGE 287 OF OFFICIAL RECORDS OF ORANGE COUNTY.

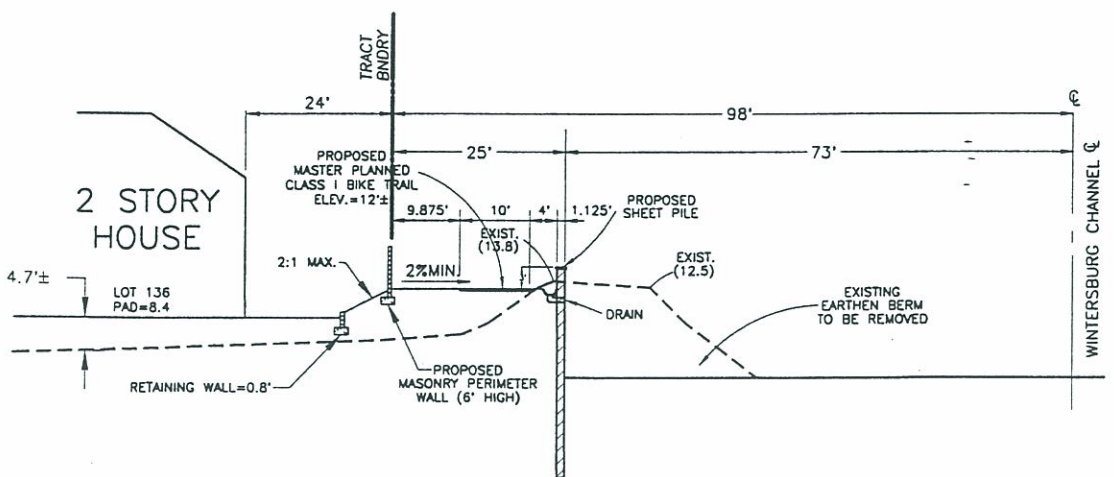




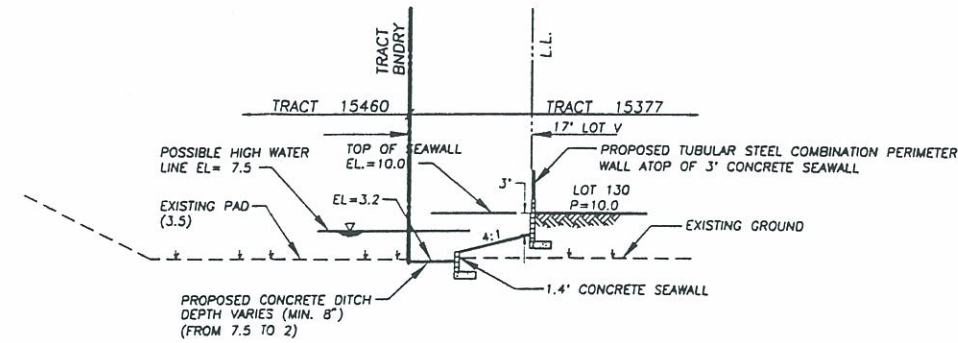
SECTION "A"-"A"
TYP. SECTION THRU. LOT 12 AND CHANNEL
NTS



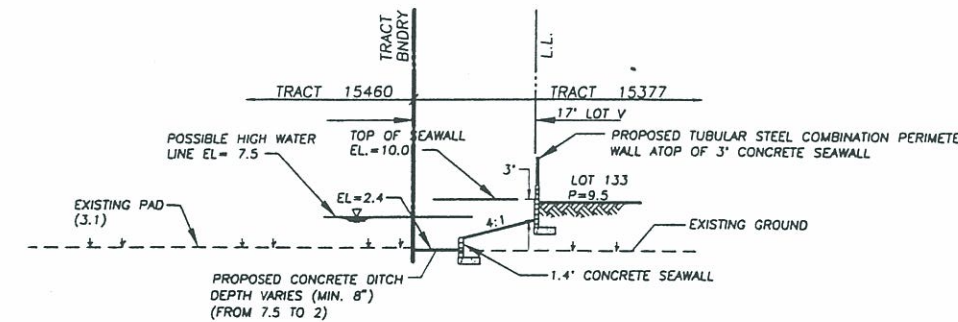
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TYP. SECTION THRU. LOT 148 AND CHANNEL
NTS



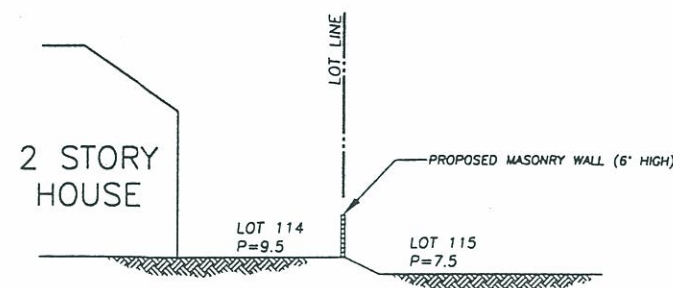
SECTION "C"-"C"
TYP. SECTION THRU. LOT 136 AND CHANNEL
NTS



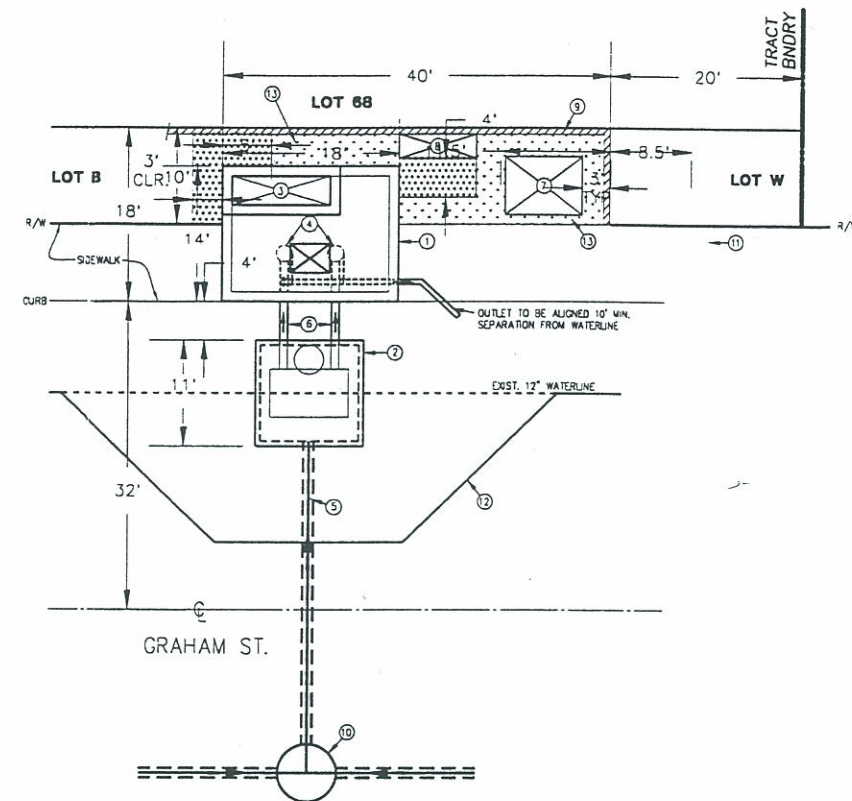
SECTION "D"-"D"
TYP. SECTION THRU. LOT 130 AND ADJACENT LOT
NTS



SECTION "E"-"E"
TYP. SECTION THRU. LOT 133 AND ADJACENT LOT
NTS



SECTION "F"-"F"
TYP. SECTION THRU. LOT 114 AND LOT 115
NTS



DETAIL "A"
PROPOSED SEWER LIFT STATION
NTS

- 1-LIFT STATION DRY WELL
- 2-LIFT STATION WET WELL
- 3-DRY WELL ACCESS (MATCH (SODWALK TYPE))
- 4-SEWAGE PUMP
- 5-12" INLET SEWER
- 6-8" SEWAGE PUMP SUCTION LINE
- 7-8" X 6" S.C.E. TRANSFORMER PAD
- 8-MOTOR CONTROL CENTER & SIZE METER
- 9-BLOCK WALL
- 10-60" SEWER MANHOLE
- 11-EXIST. 60" S.D. TO BE REMOVED
- 12-RELOCATE 12" WATER
- 13-LANDSCAPED AREA

Scale: (approx.) 1"=20'

EDAW, Inc.

Source: Hunsaker & Associates Irvine, Inc.



TYP. SECTION THRU. LOT 115 AND LOT 116

NTS



TYP. SECTION THRU. LOT 76 AND KENILWORTH DRIVE HOME

NTS



TYP. SECTION THRU. LOT 67 AND GRAHAM STREET

NTS



TYP. SECTION THRU. LOT 160 AND LOT 174

NTS



TYP. SECTION THRU. LOT 70 AND KENILWORTH DRIVE HOME

NTS



TYP. SECTION THRU. LOT 180 AND CO. OF ORANGE LOT

NTS



TYP. SECTION THRU. LOT 156 AND LOT 178

NTS

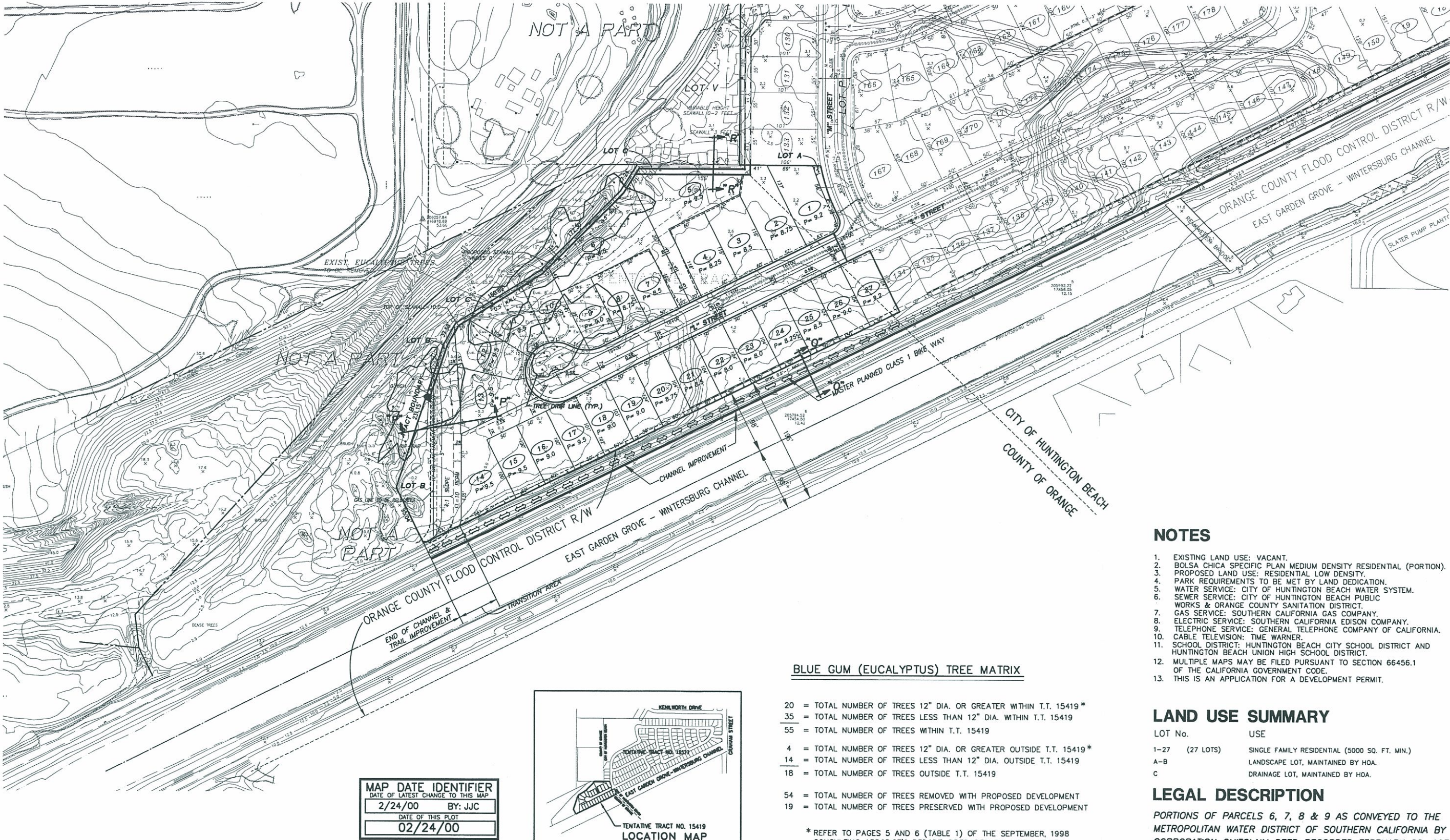


TYP. SECTION THRU. LOT 68 AND KENILWORTH DRIVE HOME

NTS

EDAW, Inc.

Exhibit 6b-2



NOTES

1. EXISTING LAND USE: VACANT.
2. BOLSA CHICA SPECIFIC PLAN MEDIUM DENSITY RESIDENTIAL (PORTION).
3. PROPOSED LAND USE: RESIDENTIAL LOW DENSITY.
4. PARK REQUIREMENTS TO BE MET BY LAND DEDICATION.
5. WATER SERVICE: CITY OF HUNTINGTON BEACH WATER SYSTEM.
6. SEWER SERVICE: CITY OF HUNTINGTON BEACH PUBLIC WORKS & ORANGE COUNTY SANITATION DISTRICT.
7. GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY.
8. ELECTRIC SERVICE: SOUTHERN CALIFORNIA EDISON COMPANY.
9. TELEPHONE SERVICE: GENERAL TELEPHONE COMPANY OF CALIFORNIA.
10. CABLE TELEVISION: TIME WARNER.
11. SCHOOL DISTRICT: HUNTINGTON BEACH CITY SCHOOL DISTRICT AND HUNTINGTON BEACH UNION HIGH SCHOOL DISTRICT.
12. MULTIPLE MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE CALIFORNIA GOVERNMENT CODE.
13. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

LAND USE SUMMARY

LOT No.	USE
1-27 (27 LOTS)	SINGLE FAMILY RESIDENTIAL (5000 SQ. FT. MIN.)
A-B	LANDSCAPE LOT, MAINTAINED BY HOA.
C	DRAINAGE LOT, MAINTAINED BY HOA.

LEGAL DESCRIPTION

PORTIONS OF PARCELS 6, 7, 8 & 9 AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY CORPORATION QUITCLAIM DEED RECORDED FEBRUARY 22, 1974 IN BOOK 11080, PAGE 287 OF OFFICIAL RECORDS OF ORANGE COUNTY.

BLUE GUM (EUCALYPTUS) TREE MATRIX

- 20 = TOTAL NUMBER OF TREES 12" DIA. OR GREATER WITHIN T.T. 15419 *
- 35 = TOTAL NUMBER OF TREES LESS THAN 12" DIA. WITHIN T.T. 15419
- 55 = TOTAL NUMBER OF TREES WITHIN T.T. 15419
- 4 = TOTAL NUMBER OF TREES 12" DIA. OR GREATER OUTSIDE T.T. 15419 *
- 14 = TOTAL NUMBER OF TREES LESS THAN 12" DIA. OUTSIDE T.T. 15419
- 18 = TOTAL NUMBER OF TREES OUTSIDE T.T. 15419
- 54 = TOTAL NUMBER OF TREES REMOVED WITH PROPOSED DEVELOPMENT
- 19 = TOTAL NUMBER OF TREES PRESERVED WITH PROPOSED DEVELOPMENT

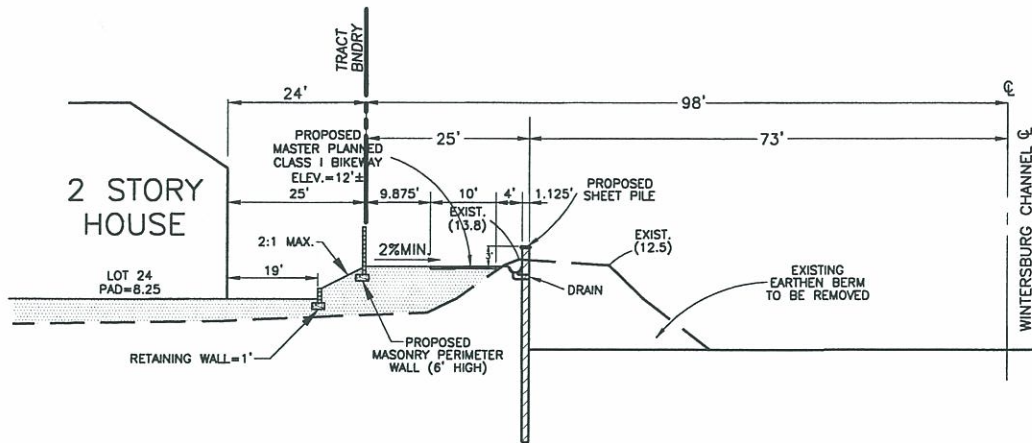
* REFER TO PAGES 5 AND 6 (TABLE 1) OF THE SEPTEMBER, 1998 CONSULTING ARBORIST'S REPORT, PREPARED BY ALDEN KELLEY.



Scale: (approx.) 1"=150'

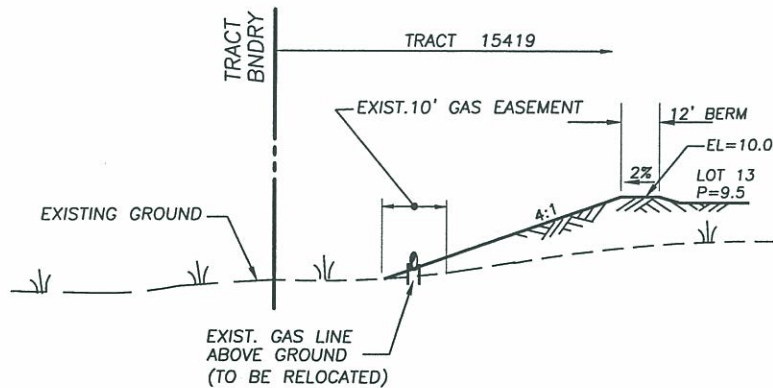
EDAW, Inc.

Source: Hunsaker & Associates Irvine, Inc.



SECTION "O"-"O"

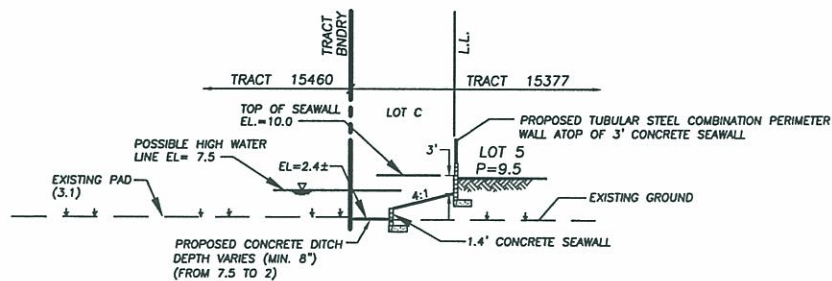
N.T.S



SECTION "P"-"P"

(27 LOT)

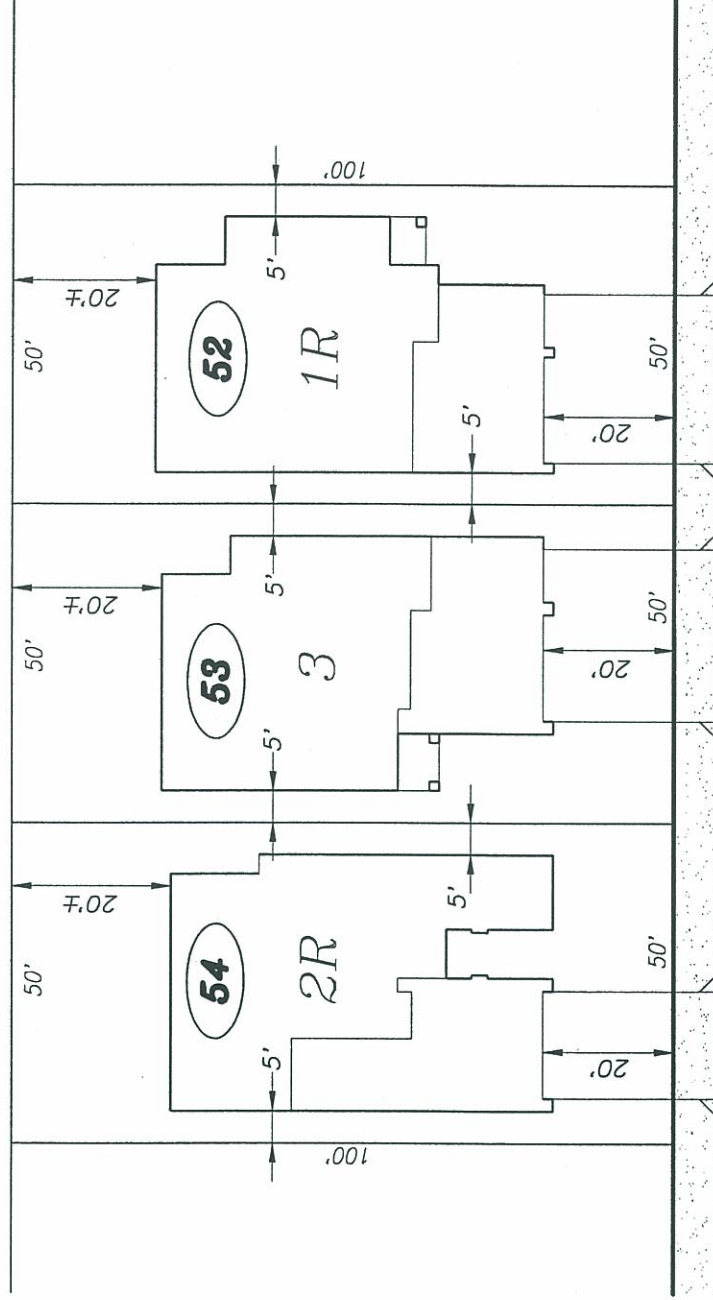
N.T.S



SECTION "R"-"R"

N.T.S

Parkside Estates E1R 97-2
City of Huntington Beach



Scale: (approx.) 1"=30'

EDAW, Inc.

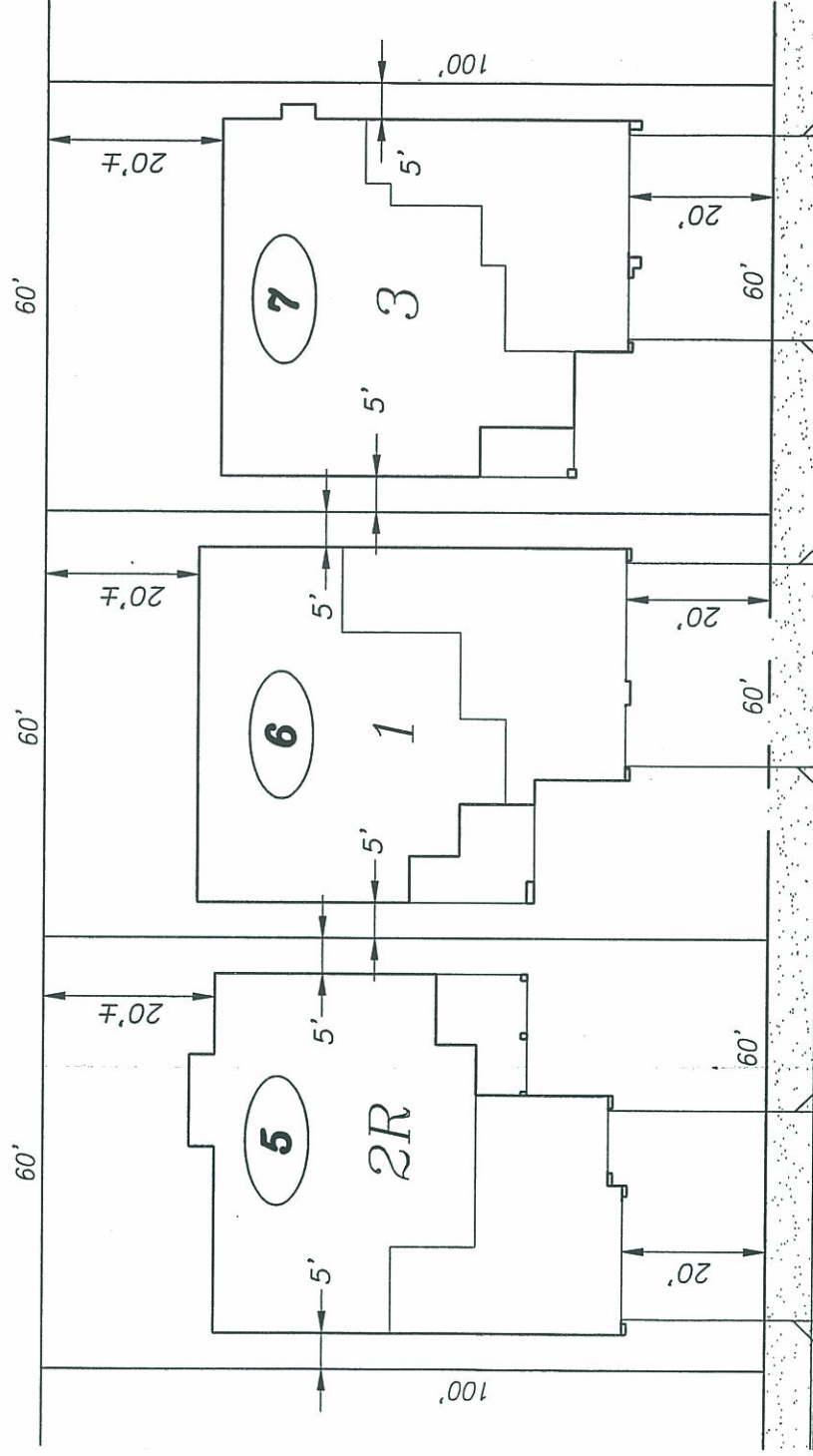
Source: Hunsaker & Associates Irvine, Inc.

Exhibit 7

Typical 5,000 SF (min.) Lot Illustration

Parkside Estates EIR 97-2

City of Huntington Beach



Scale: (approx.) 1"=30'

EDAW, Inc.

Source: Hunsaker & Associates Irvine, Inc.

The project also proposes an optional layout, in the event that the City of Huntington Beach does not annex the 4.5-acre County of Orange portion and Tentative Tract Map No. 15419 is not completed. As identified on Exhibit 6a, this optional layout proposes the construction of 181 single family dwelling units strictly within the 44.5-acre City of Huntington Beach land. For purposes of this EIR, this document addresses the worst-case scenario (i.e., buildout of ~~208~~ 206 units and park).

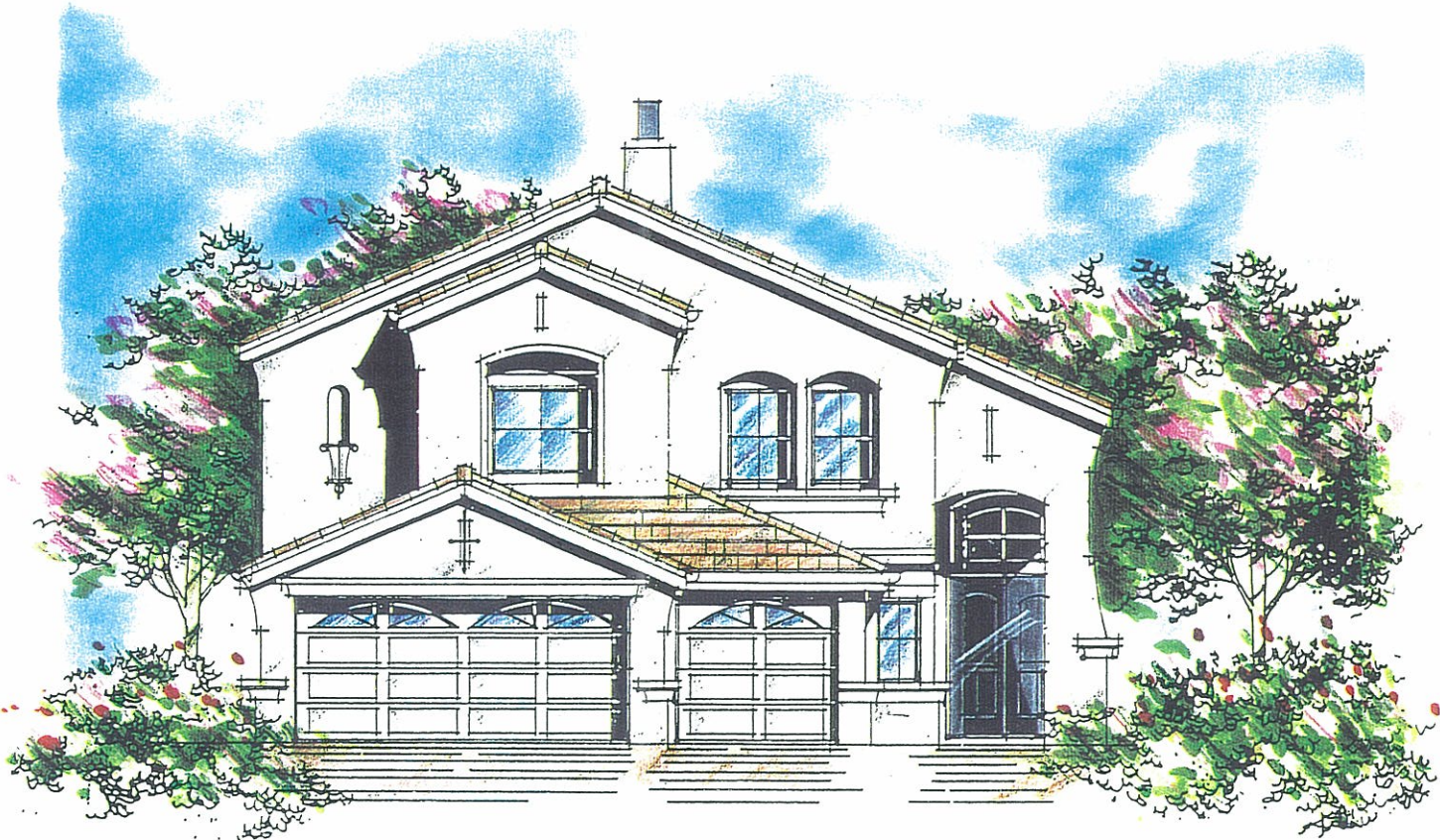
As shown on Exhibits 7 and 8, the lots would vary from 50-foot frontage within an average lot size of approximately ~~5,770~~ 5,754 square feet, to 60-foot frontage with an average lot size of approximately ~~7,030~~ 7,077 square feet. The proposed 60-foot lots are located along the project's northern property boundary.

There are three (3) architectural and floor plans proposed for the Parkside Homes (minimum 5,000 square foot lots), with homes ranging from 2,500 to 2,800 square feet. Exhibits 9 through 11 identify Parkside Homes Plans 1 through 3. The Estates (minimum 6,000 square foot lots) would also have three (3) different architectural and floor plans, with homes ranging from approximately 2,800 to 3,300 square feet. Exhibits 12 through 14 identify The Estates Plans 1 through 3.

~~The existing six foot wall that currently stands between the project site and the existing adjacent homes to the north located off of Kenilworth Drive is proposed to be removed.~~ Along with development of the residential component of the project, the property owner (Shea Homes) proposes to ~~replace the current wall with~~ **construct** a six-foot masonry privacy wall that would run along the rear property line of Lots 103 to Lots 123 (***homes fronting on Kenilworth Drive***), and the side property lines of Lots 125 and 126 (***homes fronting on Greenleaf Lane***) of Tract 5792 located north of the site (see to Exhibit 26). ***Shea Homes proposes to protect in place the existing block wall along the north boundary of the site (i.e., homes along Kenilworth Drive). The City is requesting that a dual wall situation not be created between the proposed wall and the existing wall along the north boundary of the site, and that the developer attempt to obtain cooperation from the owners' of the adjacent property to remove and replace the existing wall thereby eliminating the dual wall situation.*** The property owner also proposes the development of a six-foot masonry privacy wall along the eastern property boundary (adjacent to Graham Street) ***and the southern property boundary (adjacent to the East Garden Grove – Wintersburg Channel – CO5).***

Park/Open Space Uses

The project also proposes dedication of an 8.2 ±-acre park site located in the northwestern corner of the project site, which would include flat useable acreage of approximately ~~3.6~~ 3.8± acres and ~~4.6~~ 4.4± acres of open space. The City of Huntington Beach Community Services Department proposes the construction of a large turf area ~~with a softball backstop~~, a soccer/football~~baseball~~ **practice field** overlay, ~~and a tot lot~~ **and basketball area (not a full court)** on the ~~3.6~~ 3.8-acre park area. Preliminary plans for the park are being developed by the *City (Refer to Exhibit 5a Conceptual Park Plan)*. According to the City Community Services Department, Shea Homes would provide the park dedication and funding (up to \$250,000) for turf, trees, irrigation, and surface clearing (to depths of historical disking) and berming to intercept water that runs down the side of the bluff to future catch basins (2) provided on the park site. The City of Huntington Beach through other potential funding sources would be responsible for providing the softball back stop, ~~and tot lot~~, **and basketball court**. The park does not include field night lighting and is not intended for competitive league games. The proposed fields would serve neighborhood kids who practice softball, soccer, or football recreationally on an informal basis. ~~The park could also serve as a practice field for local youth organized sports teams~~ ***The City would not allocate the park to any youth sports organizations for regular games. There would be no rest room facilities on the park since these are high maintenance items for a city, and the concept of a neighborhood park is to serve the immediate area and not to have organized, competitive sports group usage of the park. The proposed park would be linked via a proposed trail system to the proposed Class I bikeway along the Wintersburg Channel (Refer to Exhibit 5b).***



FRONT



LEFT



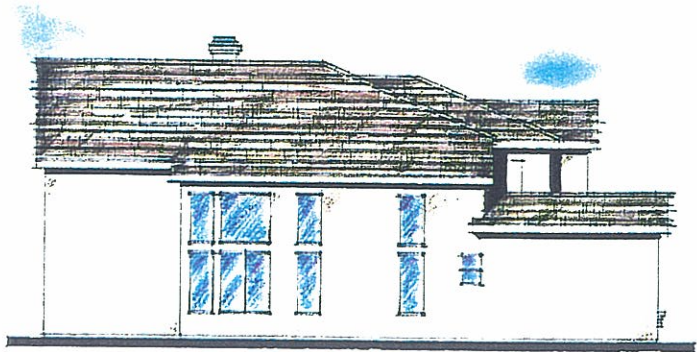
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RIGHT



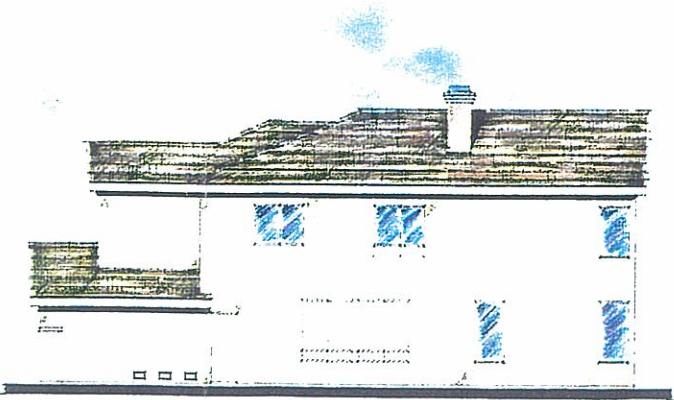
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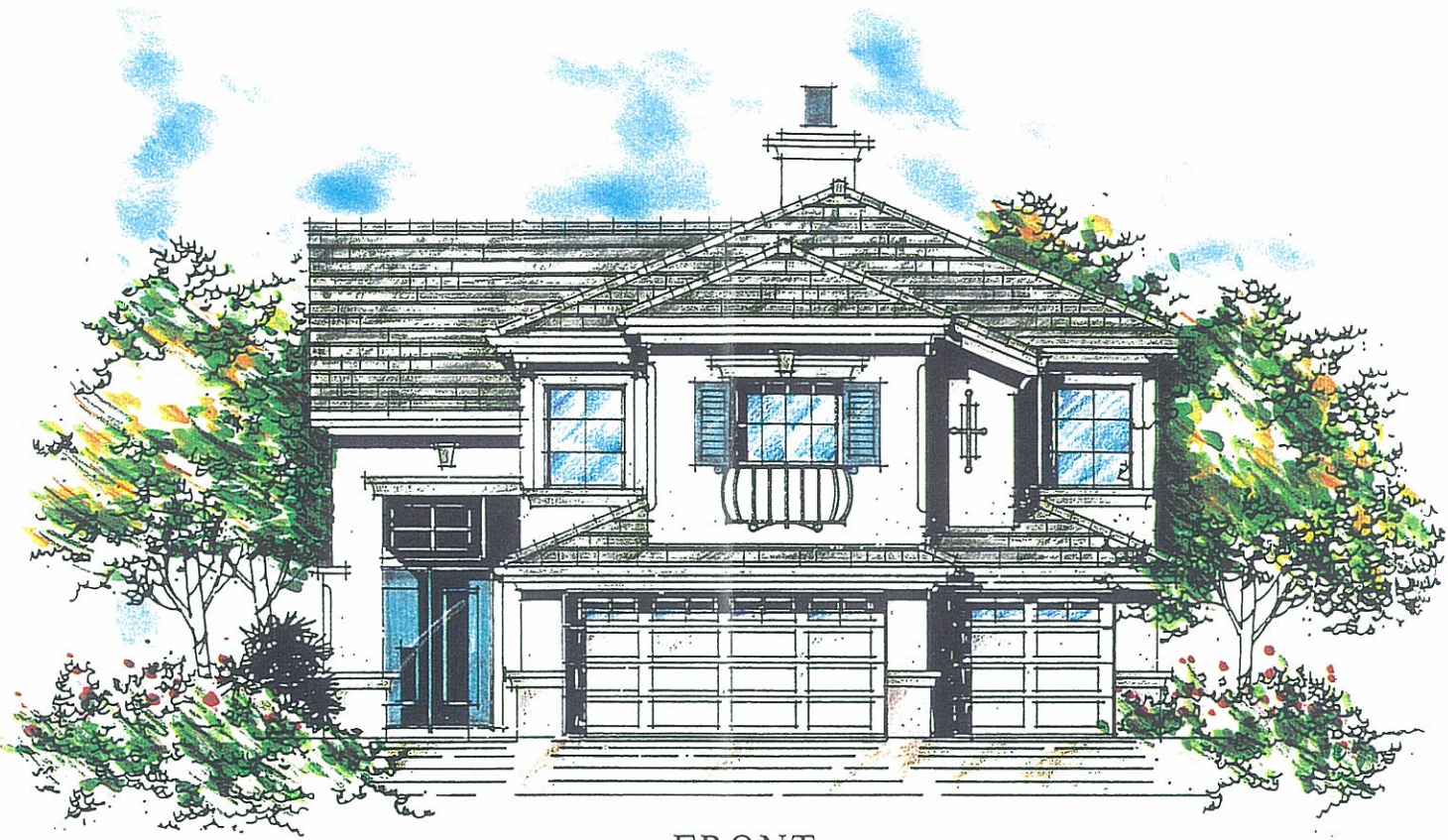
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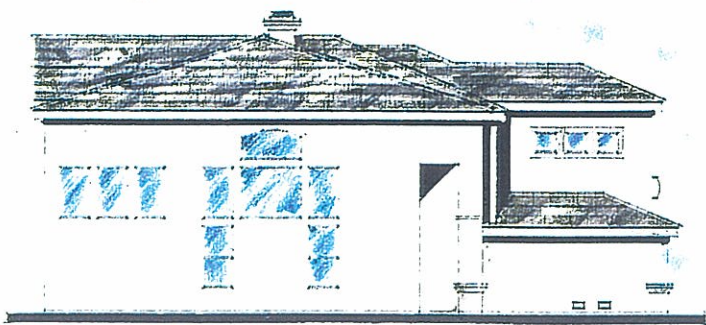
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RIGHT



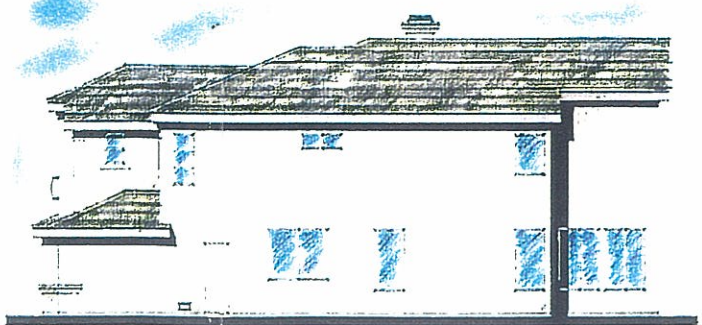
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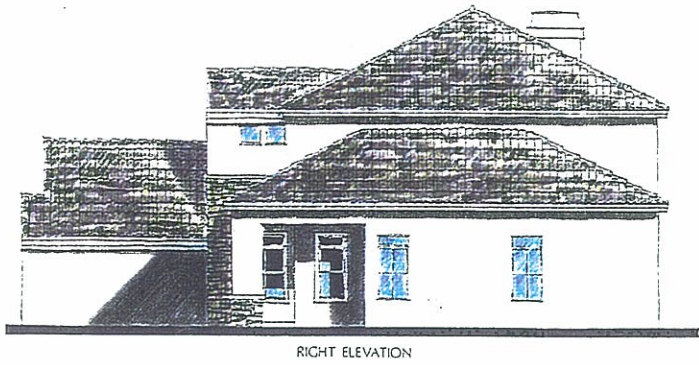
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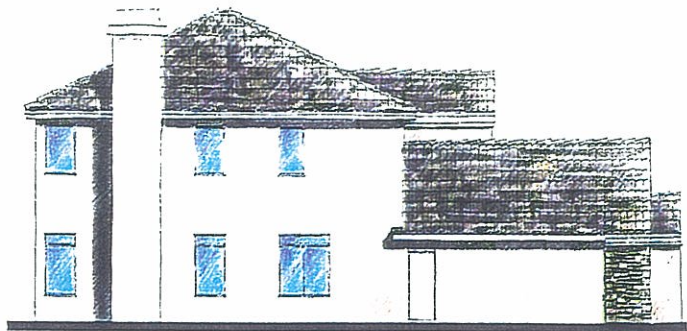
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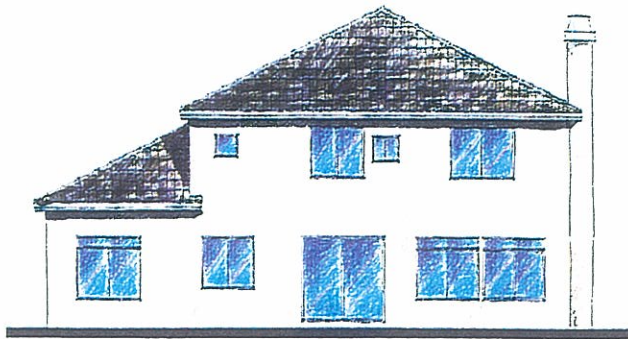
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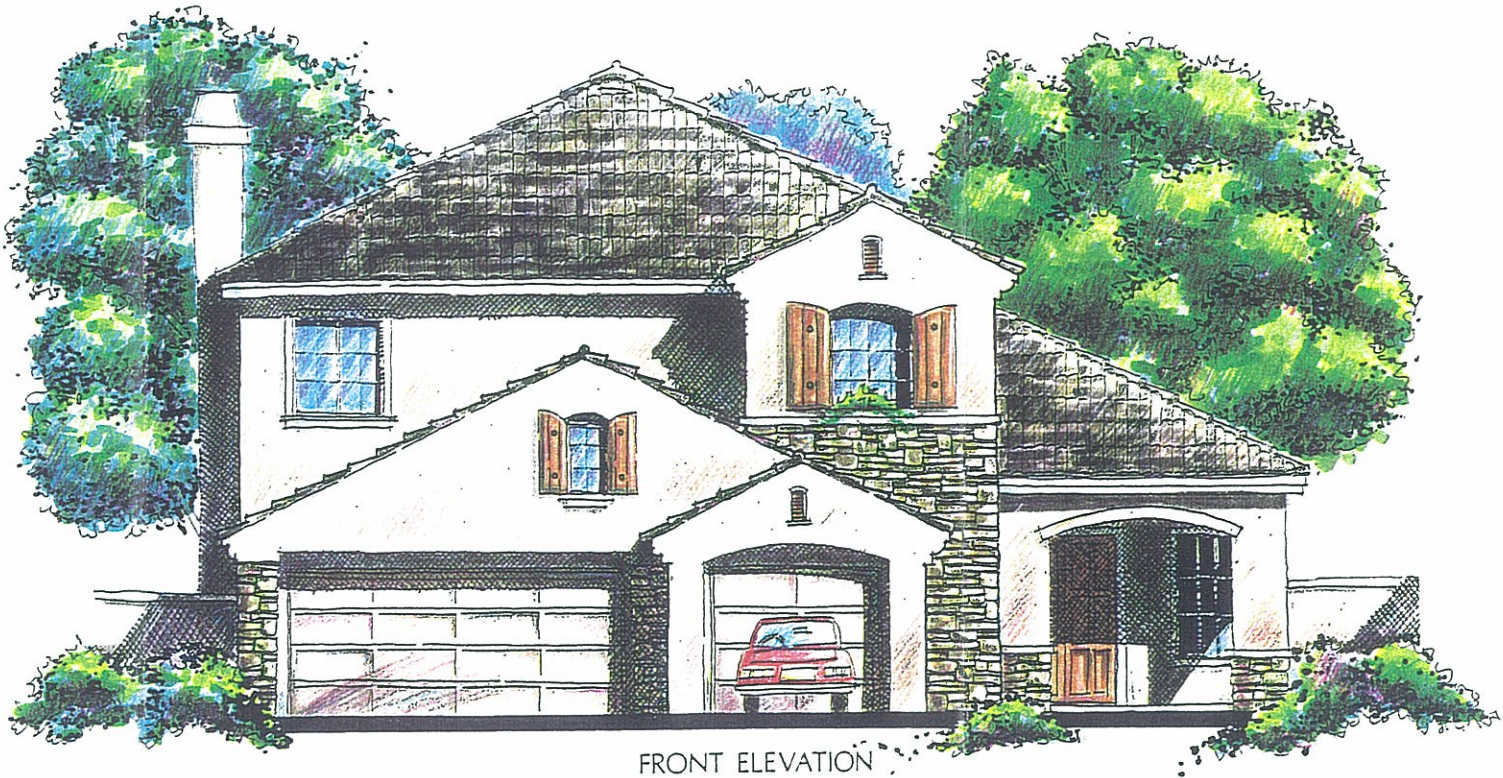
RIGHT ELEVATION



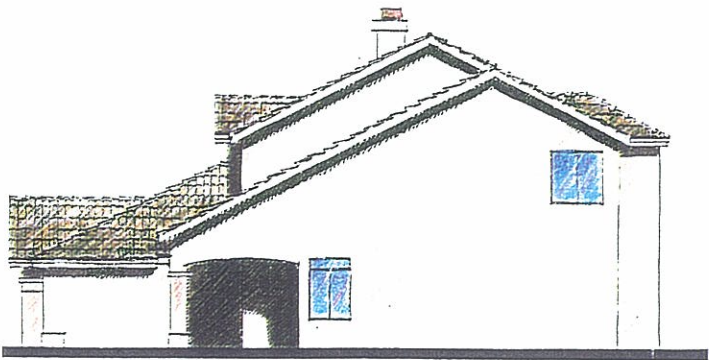
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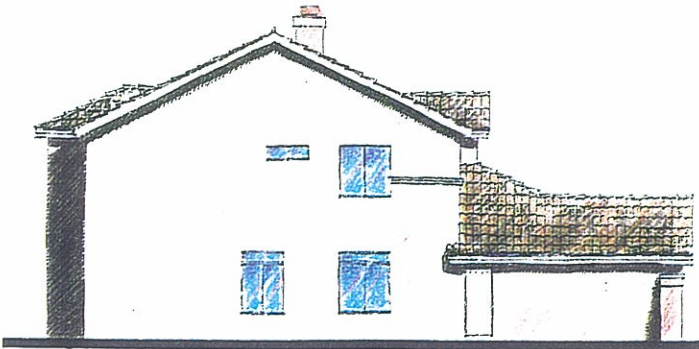
REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

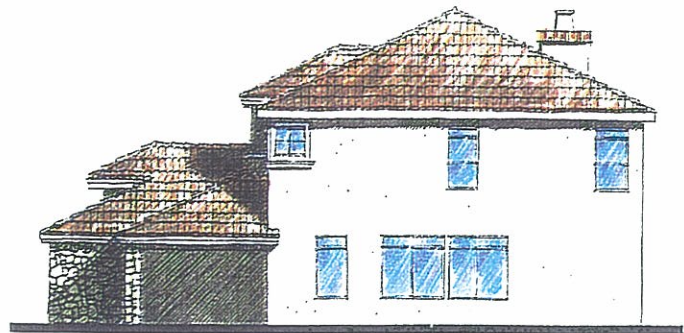


FRONT ELEVATION

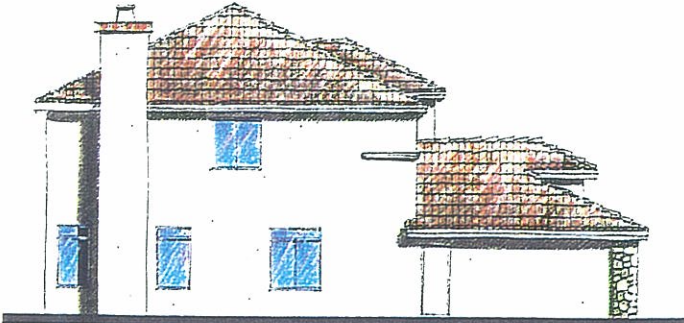
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EDAW, Inc.

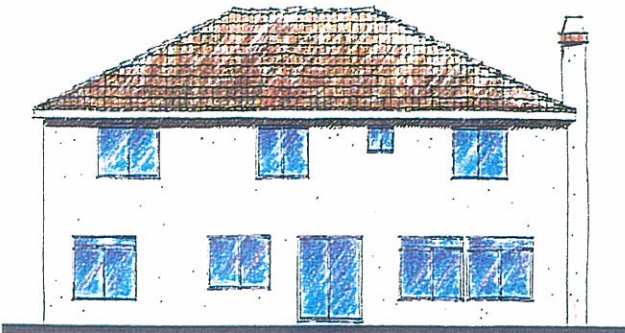
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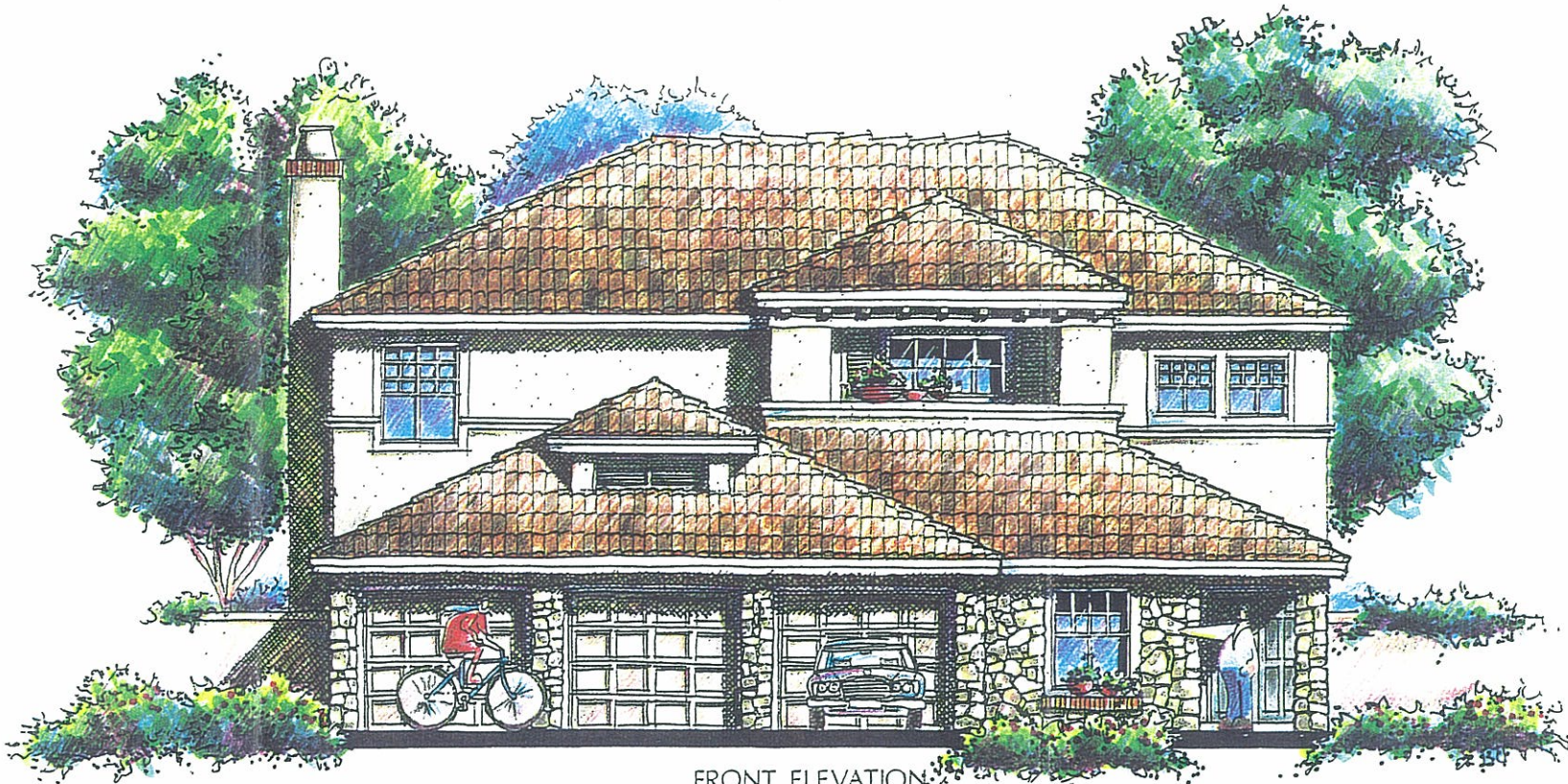
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

Remedial Grading

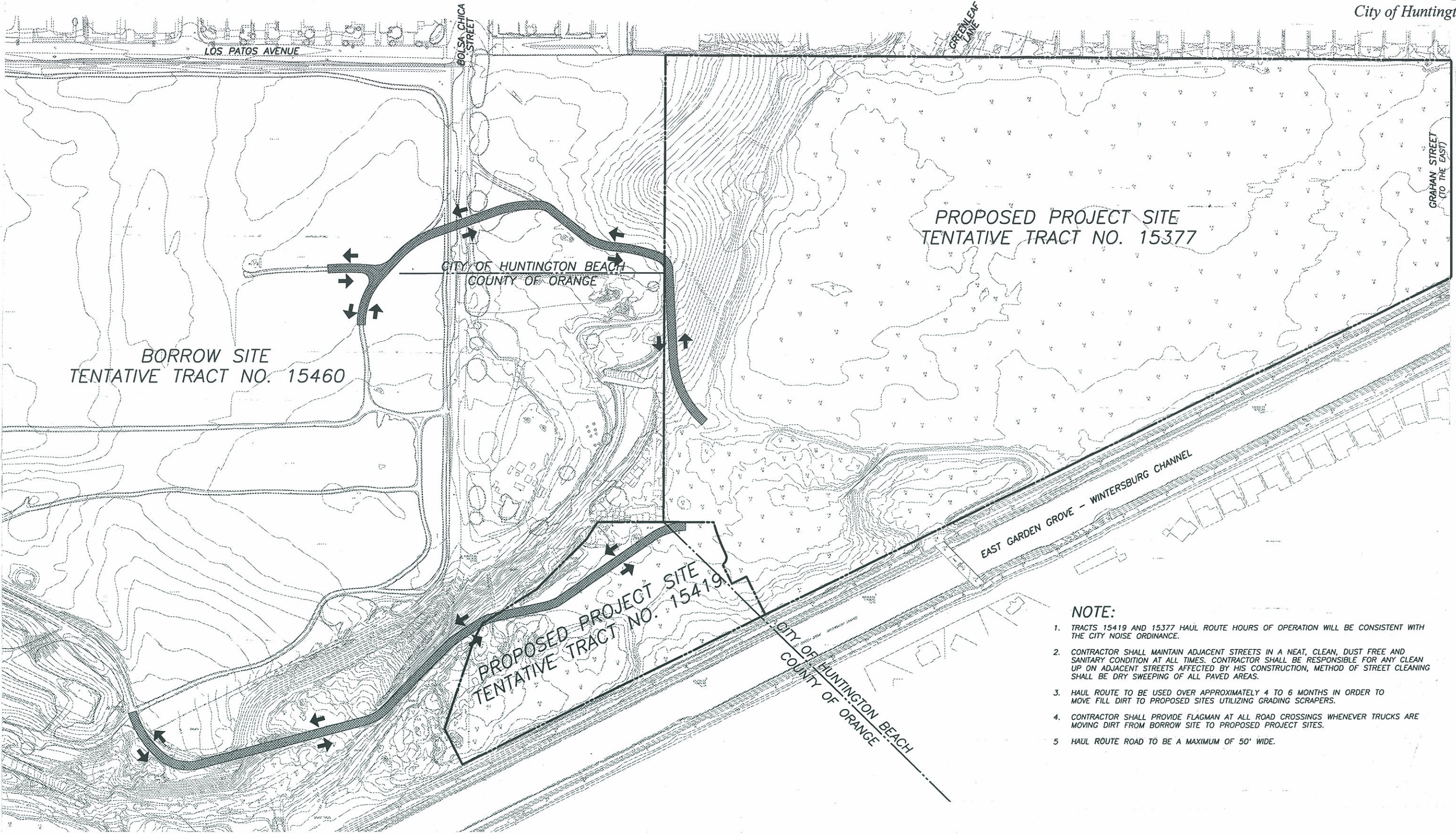
Prior to construction of the proposed development, the applicant proposes remedial grading on the project site. The purpose of the *this* grading component of the project is to remediate existing on-site soils through the removal and replacement of loose soils. This technique involves removal and recompaction of a sufficient portion of the liquefiable soils, such that ground surface manifestation cannot occur and deeper seismic settlements are within tolerable limits. The technique may be used in conjunction with raising site grades to establish greater overburden stresses. Approximately 4 to 20 feet of dirt would be removed and replaced in a compacted form. Refer to Table 1 of Appendix E.

The over-excavation will be accomplished incrementally to afford protection to adjoining, existing improvements. Where facilities are to be protected in-place, temporary excavation backcuts will be made as flat as 2:1 and will be exposed at maximum height for only a few hours at a time. Refilling will begin immediately after excavation and approval.

According to the project engineers, the average elevation of the site would not change more than four to five feet. Current elevations of the portions of the site subject to grading vary from -2.0 feet in the area adjacent to the residences to the north, to 7.4 feet near the East Garden Grove - Wintersburg Channel. The remedial grading would not include the 8-acre portion of the 44.5-acre site located in the northwest corner. The applicant intends to dedicate this area as Open Space and therefore, no major landform alteration is proposed as part of the project.

The remedial grading component of the project will require dewatering. The dewatering activities are estimated to occur over a four- to six-month period. Approximately 30 to 40 submersible pumps could be utilized during this effort in conjunction with gravel drains and surface pumps that will be placed within the excavation bottom. Dewatering techniques adjacent to existing improvements will be limited to gravel drains and surface pumps only in order to limit drawdown below off-site improvements. These procedures will be monitored in order to have no significant settlement impact on these facilities. The exact location of the pumps' placement is currently unknown; however, they will most likely be placed on-site adjacent to the East Garden Grove - Wintersburg Channel because groundwater levels are typically higher at this location. Please refer to Section 5.5 Noise and Section 5.6 Earth Resources for a discussion of potential impacts associated with the dewatering activities.

The project anticipates approximately 470,000 cubic yards of removal and recompaction and 210,000 cubic yards of import. The dirt import to create the new grade would be obtained from a borrow site on the adjacent Bolsa Chica property. The possible location of the sites are shown on Exhibit 15. An analysis of the impacts of grading (i.e., soil removal) on the adjacent borrow site is contained in Certified EIR 551. Existing dirt roads (used in conjunction with past oil activities) located on private property would be transformed into "haul roads," which grading vehicles would use to import dirt.



NOTE:

1. TRACTS 15419 AND 15377 HAUL ROUTE HOURS OF OPERATION WILL BE CONSISTENT WITH THE CITY NOISE ORDINANCE.
2. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY HIS CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE DRY SWEEPING OF ALL PAVED AREAS.
3. HAUL ROUTE TO BE USED OVER APPROXIMATELY 4 TO 6 MONTHS IN ORDER TO MOVE FILL DIRT TO PROPOSED SITES UTILIZING GRADING SCRAPERS.
4. CONTRACTOR SHALL PROVIDE FLAGMAN AT ALL ROAD CROSSINGS WHENEVER TRUCKS ARE MOVING DIRT FROM BORROW SITE TO PROPOSED PROJECT SITES.
5. HAUL ROUTE ROAD TO BE A MAXIMUM OF 50' WIDE.



No Scale

EDAW, Inc.

Source: Hunsaker & Associates Irvine, Inc.

Exhibit 15 identifies two (2) potential haul roads: one (1) extending from the northwestern portion of the site westerly; and one (1) extending from the County of Orange portion of the site to the northwest. The haul roads would be a maximum of 50-feet wide. Haul route hours of operation would be consistent with the City's Noise Ordinance, and would be used over approximately four (4) to six (6) months. If the adjacent import site is not utilized, then the proposed project would import fill from another local source that has environmental clearances to allow fill dirt export. Should the local export site require use of public roadways to transport the fill import to the project site, a haul route plan would require approval from the City Department of Public Works. ***Construction vehicles would enter the property from Graham Street or from the west, not from Kenilworth Drive or Greenleaf Lane.*** Refer to section 5.3 Transportation / Circulation for a more detailed discussion of impacts associated with the haul route.

Entitlement Requests

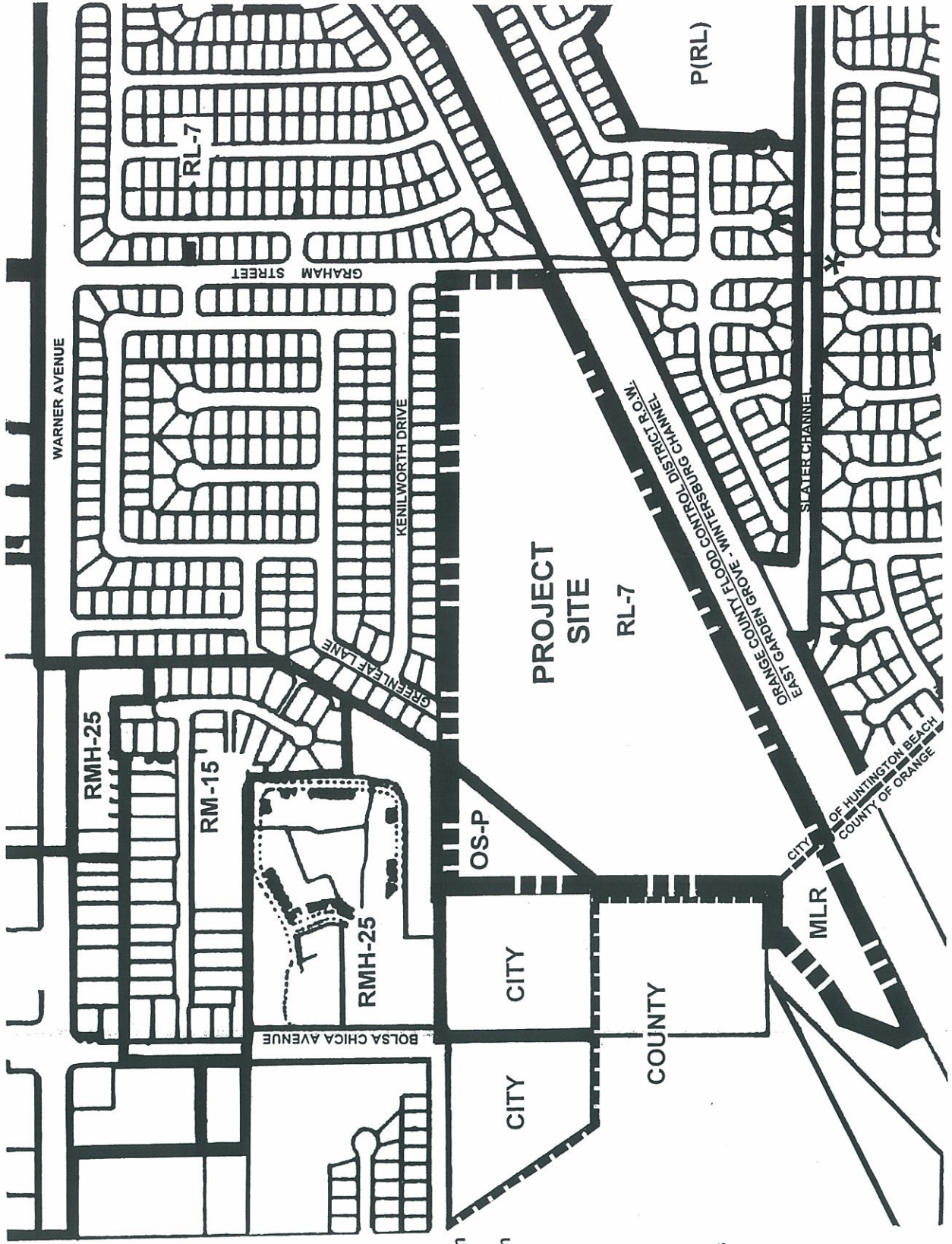
In order to accommodate the proposed development, a General Plan Amendment and Zoning Map Amendment is being requested. The General Plan Amendment request consists of three (3) elements. First, the City of Huntington Beach Community Development Department proposes to amend the City's General Plan Land Use Map to accommodate a park site as part of the project. The outline of the proposed park site currently does not conform to the City's existing Land Use Map (refer to Exhibit 16). The City proposes to modify the Land Use Map so that a portion of the site designated RL-7 is changed to OS-PR (Open Space - Parks and Recreation) (refer to Exhibit 18). An 8.2 ±-acre park site, which would include flat useable acreage of approximately ~~3.6~~ 3.8 ± acres and ~~4.6~~ 4.4± acres of open space, would be established within the proposed subdivision.

The Zoning Map Amendment request consists of three elements. First, the City Community Development Department proposes to amend the City's Zoning Map to accommodate the park site. The outline of the proposed park site currently does not conform to the City's zoning map (refer to Exhibit 17). The map would be modified so that the park site would be zoned OS-PR-CZ (Open Space - Parks and Recreation) instead of RL-FP2 and RA-CZ (refer to Exhibit 19). Second, the property owner (Shea Homes) proposes to add the CZ (Coastal Zone) suffix to the City's zoning map as depicted on Exhibit 19. Sectional District Map No. 28-5-11 of the City of Huntington Beach Zoning and Subdivision Ordinance currently identifies the site as RL-FP2 (Low Density Residential - Floodplain District) (refer to Exhibit 17). This designation should also contain the CZ suffix, as the project site is located within the Coastal Zone area. This change does not effect the allowed density on-site. Third, the property owner (Shea Homes) proposes to prezone the 4.5-acre County of Orange parcel to RL-FP2-CA (Residential Low Density - Floodplain District - Coastal Zone). The 4.5-acre parcel is proposed to be annexed to the City of Huntington Beach ***and the Orange County Sanitation District.***


Consistency with City and County Plans and Policies are discussed in further detail in Section 5.1 Land Use of this document.

Parkside Estates EIR 97-2

City of Huntington Beach



LEGEND

- RMH-25 = Residential Medium High Density
- RM-15 = Residential Medium Density
- OS-P = Open Space Park
- RL-7 = Single Family Residential
- P(RL) = School, Hospital, Church
- MLR = Medium Low Residential 6.5-12.5 D.U./Acres
-  = Project Boundary



No Scale

EDAW, Inc.

Source: City of Huntington Beach

Exhibit 16

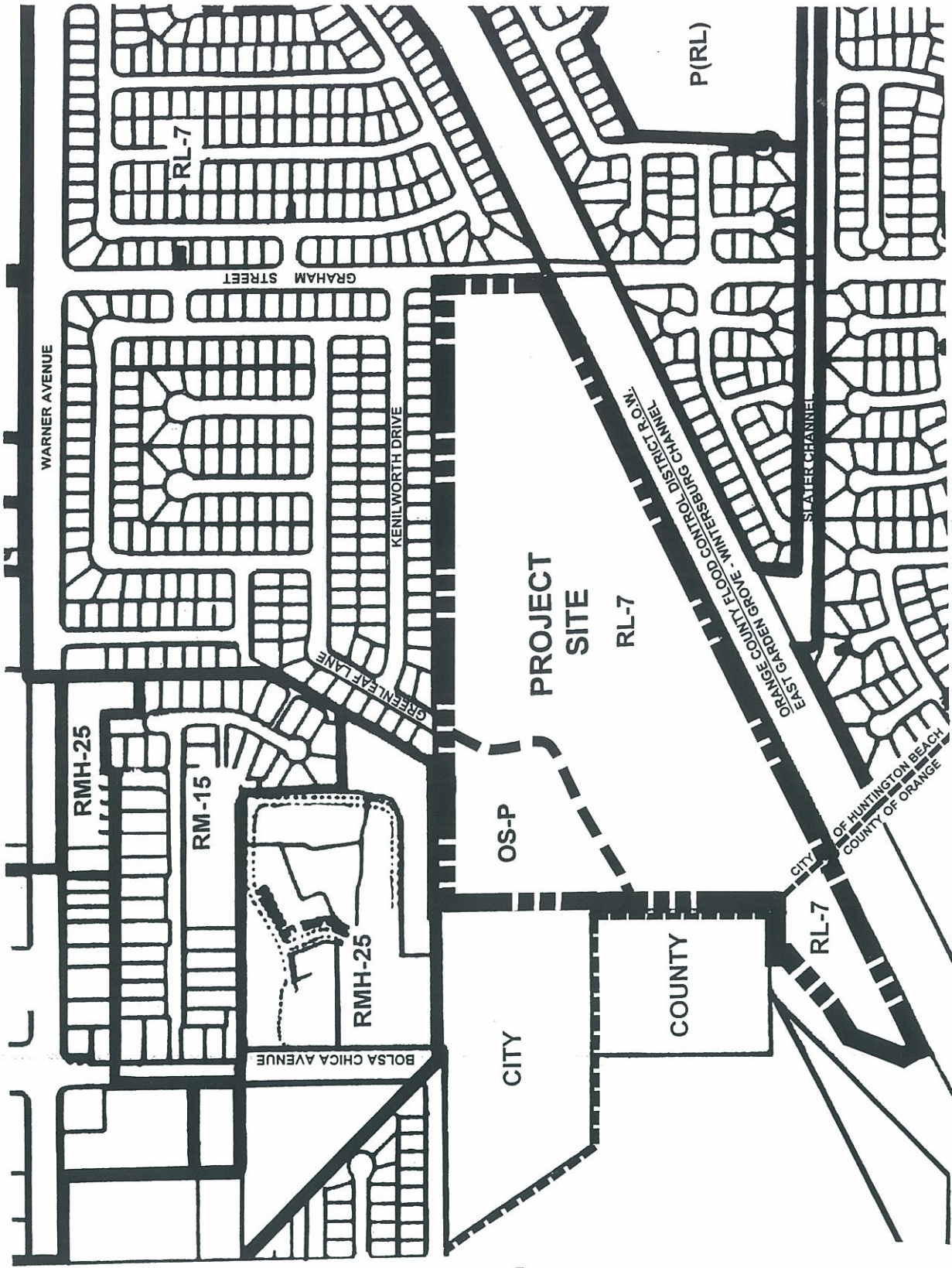
Current General Plan Land Use Designations

City of Huntington Beach




Parkside Estates EIR 97-2

City of Huntington Beach



LEGEND

- RMH-25 = Residential Medium High Density
- RM-15 = Residential Medium Density
- OS-P = Open Space Park
- RL-7 = Single Family Residential
- P(RL) = School, Hospital, Church
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-  = Project Boundary



No Scale

EDAW, Inc.

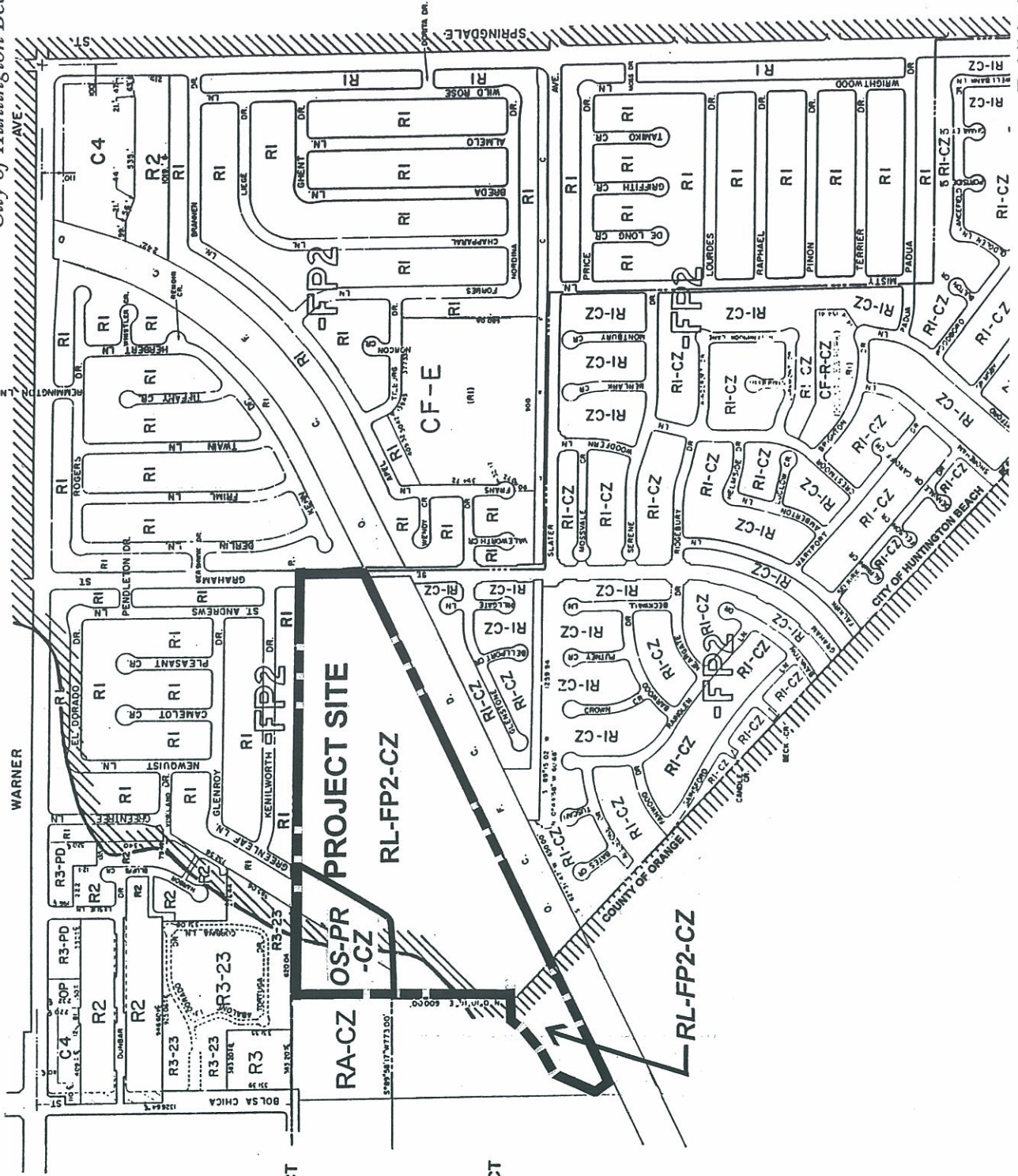
Source: City of Huntington Beach

Exhibit 18

Proposed General Plan Land Use Designations

Parkside Estates EIR 97-2

City of Huntington Beach



LEGEND

R1	LOW DENSITY RESIDENTIAL DISTRICT
C4	HIGHWAY COMMERCIAL DISTRICT
R3	MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT
R2	MEDIUM DENSITY RESIDENTIAL DISTRICT
OP	OFFICE PROFESSIONAL DISTRICT
RA	RESIDENTIAL AGRICULTURE DISTRICT
CF-E	COMMUNITY FACILITIES (EDUCATION) DISTRICT
CF-R	COMMUNITY FACILITIES (RECREATIONAL) DISTRICT
CZ	COASTAL ZONE SUFFIX
	COASTAL ZONE BOUNDARY
	ULTIMATE RIGHT OF WAY
FP-2	FLOOD PLAIN DISTRICT
	WITHIN FLOOD ZONE -FP2
	PROJECT BOUNDARY

1

Scale: (approx.) 1" = 800'

EDAW, Inc.

Source: City of Huntington Beach

3.3 PROJECT APPLICANT/PROPERTY OWNERS

The 49-acre project site is owned by Shea Homes. Shea Homes offices are located at 603 S. Valencia Avenue, Brea, CA 92823. Shea Homes is the applicant for Annexation 98-1, Tentative Tract Map Nos. 15377 (City) and 15419 (County), Conditional Use Permit No. 96-90, Coastal Development Permit No. 96-18, Annexation, and Local Coastal Program Amendment No. 96-4. The applicant contact for Shea Homes is Mr. Ron Metzler, Vice President.

The City of Huntington Beach is the applicant for General Plan Amendment No. 98-1 and Zoning Map Amendment No. 96-5. The ~~Community Development~~ **Planning** Department contact person is Mr. ~~Jim Barnes~~ **Scott Hess**, ~~planner~~ **Planning Manager** for the City. The contact for the park portion of the project is Mr. Jim Engle, Community Services **Deputy** Director for the City of Huntington Beach Community Services Department.

3.4 HISTORY OF PROJECT

The project site is vacant and supports little vegetation due to regular clearing, disking, and farming activities that have been ongoing for more than the past 40 years. Until recently, an off-site equestrian facility operated in the southwest corner of the City portion of the project site. A grove of eucalyptus trees has long existed on-site near the northwest corner of the City portion of the project site.

An Historical Site Usage Report was prepared by Hunsaker & Associates Irvine, Inc. for Shea Homes in July 24, 1997. This report, based on aerial photographs and documentation, reviews the historic uses of the site from 1950 to June of 1997. According to this report, from 1952 to 1959, agricultural cultivation covered the majority of the project site. By 1970, the East Garden Grove - Wintersburg Channel, located south of the project site, was constructed and agricultural uses on the site continued. In 1974, Metropolitan Water District purchased the site from Signal Landmark. In February 1975, stables were identified on the site. From June 1975 to December 1989, the project site was leased to Roy C. Purshe for cultivation of crops. Additionally, Section 5.8 Biological Resources includes a summary description of historical on-site uses from 1952 to 1995.

In 1986, the City of Huntington Beach took action to change the land use designation on most of the project site (known as the MWD property) from Residential to Conservation on the Coastal Element Land Use Plan. At that time, the City was actively negotiating with the County over the ultimate land use for the Bolsa Chica. The City decision in 1986 to designate the MWD property Conservation was partly in response to a proposal by the County and Signal Landmark to intensively develop the Bolsa Chica. The MWD property was designated Conservation in response to the County's intense plan for the Bolsa Chica. In 1988, a Bolsa Chica Coalition was successful in negotiating a much less intensive Bolsa Chica Land Use Plan. Consequently, the Bolsa Chica Coalition Plan proposed Residential Development on the MWD Property.

From 1980 to 1989, MWD leased portions of the site to Smokys Stables. Historical site photos identify exercise and show ring, stables and trailers on-site.

In December 1981, the site was designated as "Severely Degraded Historic Wetland - Not Presently Functioning as Wetland." In February 1989, approximately 8.3 acres of the City parcel (along the north boundary below the eucalyptus trees found on-site) and 2.4 acres of the County parcel were identified as jurisdictional wetlands by the Environmental Protection Agency (EPA). In October 1991, a report by D.R. Sanders and Associates, Inc. concluded that the 8.3-acre area determined to be jurisdictional wetland by EPA is instead non-jurisdictional "prior converted croplands." In May 1992, a letter from US Army Corps of Engineers also reclassified the 8.3-acre area from "jurisdictional wetlands" by EPA as "prior converted croplands, thus not subject to Corps' Section 404 permit requirements. Please refer to Section 5.8 Biological Resources of this document for an expanded discussion of the wetland issue.

In 1992, the California Coastal Commission approved Coastal Development Permit 5-82-278 for another stable operation to be located on a portion of the site, including a parking area and caretaker residence. In September 1993, a portion of the site located in the City was subsequently leased for one (1) year to Norman L. Abbott for agricultural purposes. On June 15, 1994, the California Coastal Commission issued an Exemption Letter for "Hole-in-the-Wall" stable facilities, including 22 horse stalls on a 16,000 square foot site, for the boarding houses.

In January 1996, a letter was sent to MWD from the US Fish and Wildlife Service. This letter affirmed that none of the land making up the project site lies within prospective Federal wetland restoration project area (known as the Bolsa Chica Wetland Restoration project). In March 1996, the County portion of the site was analyzed as part of the overall Bolsa Chica Project EIR (Orange County Project No. 551). The Existing Habitats Map contained within this EIR described the City portion of the site as "Agricultural," "Ruderal," "Exotic trees," or "Non-native Grassland." The County portion of the site was described as "Non-native Grassland" or "Pickleweed."

In September 1996, Shea Homes purchased the site. In January 1997, the Coastal Commission certified the Bolsa Chica Local Coastal Program (LCP). The LCP designated the County portion of the site for residential development. It should be noted that a lawsuit on the LCP approval is pending.

The 49-acre site also has been evaluated in previous planning documents including:

- ***Draft Environmental Impact Statement/Environmental Impact Report for the Proposed Bolsa Chica Project, August 1992*** - The project site was previously analyzed in 1992 as part of the larger 1,712-acre site proposed for development. The proposed land uses were residential. Preparation of the EIS/EIR was not completed, and therefore the report was never approved by the lead agencies.
- ***Revised Draft Environmental Impact Report No. 551 for the Bolsa Chica Project Local Coastal Program, December 14, 1994*** - The project site was previously analyzed as part of this EIR, which was certified by the County of Orange on December 14, 1994. The Board of Supervisors certification of Final EIR 551 was challenged by the filing of a petition for writ of mandate in Bolsa Chica Land Trust et al. V. County of Orange, Superior Court No. 741344. On February 16, 1996, the Orange County Superior Court

rendered its decision in the lawsuit. The court rejected all challenges to the review of particular environmental impacts but also ruled that the reinstatement of the tidal inlet within the project after the close of the public comment period on the 1994 Revised Draft EIR rendered the project description unstable and required recirculation of the EIR.

- ***Recirculated EIR 551, March 1996*** - The County portion of the site was included as part of the Recirculated Draft Environmental Impact Report for the Bolsa Chica project, which contained a revised project description and the environmental analysis for the tidal inlet in accordance with the court's order, March 1996.
- ***General Plan Update EIR, May 1996*** - The 44.66-acre portion of the project site located in the City of Huntington Beach was evaluated within the General Plan Environmental Impact Report in 1996. An Environmental Impact Report was prepared for the General Plan Update and certified on May 13, 1996. The General Plan, adopted on May 13, 1996, is comprised of 16 separate elements; land use, urban design, housing, historic and cultural resources, economic development, growth management, circulation, public facilities and public services, recreation and community services, utilities, environmental resources/conservation, air quality, coastal, environmental hazards, noise and hazardous materials. The Land Plan Map adopted with the General Plan designates the City portion of the project site as RL-7 (Residential – Low Density) and OS-P (Open Space - Park).

In September 1997, the City of Huntington Beach prepared an Initial Study for the proposed Shea Homes project and determined that an EIR was necessary to analyze the potentially significant environmental effects associated with buildout of the proposed project.

3.5 PHASING

Grading and dewatering activities are anticipated to occur concurrently over a four to six month period as discussed above. Construction of the residential units is anticipated to occur subsequent to completion of the project site remediation grading and final grading. The construction is expected to be completed two and one-half to three and one-half years from initiation depending on market conditions.

3.6 PROJECT OBJECTIVES

A statement of objectives is required by Section 15124 of the California Environmental Quality Act. The objectives of the applicant and the City of Huntington Beach are identified through the following:

Applicant

- Provide a variety of high quality residential units consistent with the City's General Plan and Bolsa Chica LCP.

- Dedicate and improve a park site consistent with the City's Land Use Element, which designates a portion of the site OS-P (Open Space - Park).
- Provide adequate infrastructure to support the proposed residential uses.
- Improve existing soils deficiencies found on-site through remedial grading.
- Improve drainage deficiencies by expanding capacity of Wintersburg Flood Control Channel.
- Replace, expand, and modernize existing deficient sewer pump station facilities.
- Improve drainage deficiencies within the Graham Street system.
- Accomplish zoning map "clean up" through the addition of prior omissions.
- *Provide a Class I bikeway connecting the project site to Graham Street, the proposed local park and the future Bolsa Chica open space trails / bikeway system.*

City of Huntington Beach

- Implement the policies and development standards of the City's General Plan and Zoning Ordinance.
- Create a development compatible with and sensitive to the existing land uses in the project area.
- Promote the development of residential land uses that convey a high quality visual image and character.
- Provide for necessary infrastructure improvements to accommodate the demands of new and existing development.
- Balance projected costs and revenues.
- Balance the City's long-term needs for residential property.
- Ensure adequate utility infrastructure and public services for new development, and that timing and funding of improvements is closely correlated with development phasing.

3.7 PROPOSED ACTIONS

The following section describes discretionary actions that are currently proposed for the subject property. Approval of these actions is granted by the Lead Agency (City of Huntington Beach).

1. Certification of Environmental Impact Report No. 97-2. Acceptance of an environmental document as having been prepared in compliance with the California Environmental

Quality Act (CEQA), the State CEQA guidelines, City policies, and certification that the data was considered in final decisions on the project.

2. Annexation 98-1. The property owner (Shea Homes) is requesting annexation of the 4.5-acre county parcel to the City of Huntington Beach through the Local Agency, Formation Commission (LAFCO). *Shea Homes will also propose a concurrent annexation to the Orange County Sanitation District (OCSD).*
3. General Plan Amendment No. 98-1. The City of Huntington Beach is proposing to amend the City's General Plan Land Use Map to accommodate a park site as part of the project. The City proposes to modify the Land Use Map so that a portion of the site designated RL-7 is changed to OS-PR (Open Space - Parks and Recreation). The City also proposes to remove the fire station designation and descriptions of a fire station on the site, found within the General Plan; since no lowland development was approved as part of the Bolsa Chica project *and since Station #6 is currently operational*, the City has determined that a fire station at this location is unnecessary. Therefore, it is requesting removal of this designation from Figure PF-1 Public Facility Locations. Third, the property owner (Shea Homes) is requesting to amend the General Plan to designate the 4.5-acre County of Orange parcel to RL-7 (Residential Low Density).
4. Zoning Map Amendment No. 96-5. The property owner (Shea Homes) is requesting a zone map amendment from RL-FP2 to RL-FP2-CZ, which would add the Coastal Zone suffix to the residential zoning. The City is requesting a zone map amendment from RA-CZ to OS-PR-CZ, which would bring the zoning into consistency with the General Plan and to amend a portion of the RL-FP2-CZ zone to OS-PR-CZ to reflect the park boundary. The purpose of the zone amendments are to 1) clean up the zoning map by correcting an omission on the zoning map; and 2) bring the zoning (on the park component of the project) into consistency with the General Plan designation. Additionally, the property owner (Shea Homes) is requesting a map amendment to prezone the 4.5-acre County of Orange parcel as RL-FP2-CZ (Residential Low Density - Floodplain District - Coastal Zone).
5. Tentative Tract Map No. 15377 (City) and Tentative Tract Map No. 15419 (County). The property owner (Shea Homes) is requesting approval of a tentative tract map to subdivide the site into lots for development.
6. Conditional Use Permit No. 96-90. The property owner (Shea Homes) is requesting approval of the Conditional Use Permit (CUP) to allow for proposed development which includes the following:
 - a. Dual-product lot sizes to include 50-foot wide lots with a minimum lot size of 5,000 square feet (with an *average* lot size of over 5,700 square feet), and 60-foot wide lots with a minimum lot size of 6,000 square feet (with an average lot size of over 7,000 square feet);

- b. Dedication and improvement of an 8.2 ± acre neighborhood park; and
 - c. Improvement of two-model home and sales complexes.
7. Coastal Development Permit No. 96-18. The property owner (Shea Homes) is requesting approval of the Coastal Development Permit (CDP) to permit subdivision and development of the property per CUP No. 96-90 and Tentative Tract Map Nos. 15377 and 15419. *Upon approval of action 8 below, the City of Huntington Beach would issue the CDP for TTM No. 15377.*
8. Local Coastal Program Amendment No. 96-4. The property owner (Shea Homes) is requesting approval *from the City* of the Local Coastal Program Amendment in order to have the residential zoning designation reflected in the City's Local Coastal Program, resulting in the establishment of the CZ District on the entire project site. *The City of Huntington Beach will apply to the Coastal Commission for the Local Coastal Program (LCP) amendment to amend the Land Use Plan (LUP) and Implementation Program (IP), which are the two components of the Local Coastal Program. Approval of this action would effectively certify the area. With the LUP amendment, the City would be adding the RL and OS-PR designation for the residential and open space areas respectively. With the IP amendment, the City would be adding the CZ suffix on the zoning map.*

3.8 LEAD, RESPONSIBLE, AND INTERESTED AGENCIES

Lead Agency

In conformance with Sections 15050 and 15367 of the State CEQA Guidelines, the City of Huntington Beach is the Lead Agency for the project. The Lead Agency is defined as the "public agency, which has the principal responsibility for carrying out or approving the project." This EIR will be used by the City of Huntington Beach, as the Lead Agency, in the review and consideration of the proposed project.

The Lead Agency Contact is:

~~Ms. Melanie S. Fallon~~ **Scott Hess**
~~Director of Community Development~~
~~Mr. Jim Barnes~~
Planning Manager
City of Huntington Beach
Planning Department
2000 Main Street
Huntington Beach, CA 92648
(714) 536-5271

Responsible/Interested Agencies

Responsible Agencies are those agencies that have discretionary approval over one or more actions involved with development of the proposed project site. This EIR is also intended to provide environmental information to a number of agencies, which may be involved in serving the project, or may otherwise have an interest in the development's environmental effects. These agencies include, but are not limited to, the following:

Agencies:

1. Orange County Sanitation District
2. Huntington Beach Public Works Department
3. Local Agency Formation Commission
4. Orange County Environmental Management Agency
5. Huntington Beach Water District
6. Orange County Transit District
7. State Department of Fish and Game
8. California Coastal Commission
9. Huntington Beach Union High School District
10. Ocean View School District
11. Orange County Flood Control District
12. State Office of Historic Preservation
13. Regional Water Quality Control Board
14. *State Lands Commission*

Interest:

- Wastewater transport and treatment
- Potential impacts upon water, sewer availability, flood control, grading impacts to adjacent improvements, and roadway conditions and improvements
- Annexation of County portion of project site to City *and Orange County Sanitation District*
- Potential cumulative effects related to traffic, noise and flood control
- Potential impacts upon water supplies
- Accessibility to existing bus stops
- Impacts on Biological Resources
- Issues related to issuance of a Coastal Development Permit (i.e. wetlands analysis, public access, traffic analysis, archaeological analysis, geologic analysis) and Potential Impacts to Coastal Zoned Areas
- Impacts on existing high schools
- Impacts on existing elementary/middle schools
- Potential impacts related to flooding
- Potential impacts to Archaeological Resources
- Impacts related to water quality
- Issues related to the adjacent Bolsa Chica Lowlands Restoration Project*